

**MARCH 7, 2023 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:00 p.m.

Present: Chris Lund, Jim Burdick, Paul Davis, Theran Springstead, Jim Kapellen, and Ron Webb.

Excused: Julie Hagemann

Also present: City Administrator Ramona Flanigan, and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Tuesday, March 5, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to consider a request JSE Properties LLC for approval to a zoning change from M-1 Light Industrial District to M-2 General Industrial District for the property located at 111 Interstate Blvd to allow the establishment of outside storage (parcel 051234197102).

Flanigan stated the parcel is currently zoned M-1 Light Industrial. The petitioner is the owner of Avondale Roofing and recently purchased the property. He would like to use the property for his roofing business. He is requesting to re-zone the parcel to M-2 General Industrial so he can use it for outdoor storage.

Flanigan explained that the Business Park Review Board has granted site plan approval for the proposed changes to the site which include the creation of a screened, outside storage area and security fencing on the east and south sides of the building. The Review Board made specific requirements about the type of fencing. (Review Board approval letter attached.)

Ryan Collett, owner of Avondale Roofing, asked if there was any funding available to pay for the more expensive fencing being required by the Business Park Review Board or if chain link fence with slats would be allowed for the fencing. Staff informed him that there is no funding available. Commissioner Burdick questioned why the city would consider changing the zoning to allow for more outside storage than is allowed under the current zoning if the fencing requirements of the Review Board are not adhered to.

Hearing no further comments, the Mayor closed the public hearing.

CONSIDER REQUEST BY JSE PROPERTIES LLC FOR APPROVAL TO ZONING CHANGE FROM M-1 LIGHT INDUSTRIAL DISTRICT TO M-2 GENERAL INDUSTRIAL DISTRICT FOR THE PROPERTY LOCATED AT 111 INTERSTATE BLVD TO ALLOW THE ESTABLISHMENT OF OUTSIDE STORAGE (PARCEL 051234197102). A Chris Lund/Ron Webb motion to approve a zoning change from M-1 Light Industrial District to M-2 General Industrial District for the property located at 111 Interstate Blvd (parcel 051234197102) to allow outdoor storage passed on a 6/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to correct husbandry regulations in Section 450-33 E(26) Husbandry as an accessory use of the Zoning Ordinance.

Flanigan stated that through various ordinance changes, at the recodification approval process the ordinance was codified with several errors. This ordinance amendment will correct the errors but does not change the policies that were previously adopted.

CONSIDER REQUEST BY THE CITY OF EDGERTON TO CORRECT HUSBANDRY REGULATIONS IN SECTION 450-33 E(26) HUSBANDRY AS AN ACCESSORY USE OF THE ZONING ORDINANCE: A Jim Kapellen/Paul Davis motion to approve the City of Edgerton’s request to correct husbandry regulations in Section 450-33 E(26) Husbandry as an accessory use of the Zoning Ordinance passed on a 6/0 roll call vote.

MINUTES: A Ron Webb/Theran Springstead motion to approve the December 11, 2023 Plan Commission minutes passed on a 6/0 roll call vote.

A Jim Kapellen/Theran Springstead motion to approve the February 5, 2024 Joint Plan Commission/Council minutes passed on a 6/0 roll call vote.

CONSIDER REQUEST BY MCFARLAND MEADOWS LLC AND WINDMILL INVESTMENTS LLC TO REMOVE FINAL PLAT CONDITION REGARDING GARAGE ORIENTATION: When the Knollridge Subdivision plat approval was granted in 2006, a condition was placed on the plat that stated at least 5 of the duplexes built have to have garages with doors that do not face the street if the garages are adjacent to each other. Four of the duplexes that were constructed comply with the condition. There are two lots left in this subdivision and they are owned by separate entities. These entities are requesting the garage condition be waived. They submitted a proposed plan for duplexes on their properties.

Springstead felt the condition should not be waived because the developer knew of the condition and never requested this waiver for other parcels. He suggested placing the garages on each side of the living area so each unit has its own driveway.

A Jim Kapellen/Ron Webb motion to waive the final plat condition for Knollridge Subdivision regarding garage orientation failed on a 0/6 roll call vote.

PRE-APPLICATION CONFERENCE FOR A PLANNED DEVELOPMENT AT 330 STOUGHTON RD: The petitioner is the non-for-profit company that operates the Edgerton Care Center. They wish to construct an apartment building on the property across the street from the Care Center that is currently a parking lot. The building would be a 28-unit residential structure for seniors with at least half of the units being rent controlled, income-based units.

Springstead inquired about parking for the structure. The developer stated, the current plan has 25 parking stalls and noted that the parking lot next to the Care Center could also be utilized if needed.

EXTRATERRITORIAL CSM TO CREATE TWO LOTS FROM THREE LOTS ON N STAFF RD IN SECTION 18 OF THE TOWN OF FULTON FOR WITT: A Ron Webb/Jim Kapellen motion to approve an Extraterritorial CSM to create two lots from three lots on N Staff Rd in Section 18 of the

Town of Fulton for Witt passed on a 6/0 roll call vote.

EXTRATERRITORIAL CSM TO EXPAND A LOT AT 9500 N COUNTY RD F FROM 2 ACRES TO 10 ACRES IN SECTION 16 OF THE TOWN OF FULTON FOR FARRINGTON: A Jim Burdick/Ron Webb motion to approve an Extraterritorial CSM to expand a lot at 9500 N County Rd F from 2 acres to 10 acres in Section 16 of the Town of Fulton for Farrington passed on a 6/0 roll call vote.

Being no other business before the Commission, a Theran Springstead/Julie Hagemann motion to adjourn passed, all voted in favor.

Ramona Flanigan/wjl
City Administrator