

**SEPTEMBER 1, 2021 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

Present: Christopher Lund, Jim Burdick (remote), Paul Davis, Theran Springstead, Jim Kapellen, and Julie Hagemann.

Excused: Ron Webb.

Also present: City Administrator Ramona Flanigan and a group of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, August 27th at the Post Office, Edgerton Library, City website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by T&D Plaza LLC/Don Deegan for approval of a conditional use permit for a Group Development to allow the construction of a storage building at 1025 N Main St (parcel 6-26-955.2A).

The Zoning Board of Appeals has granted the petitioner a variance to allow the structure to be built 11' from the north (Ladd Lane) property line.

City Administrator Ramona Flanigan stated the petitioner wishes to construct a storage building at 1025 N Main St which is larger than the maximum size of an accessory structure in the B-3 commercial zoning district. The building will be an 80' x 12' open storage shed between the building and Ladd Lane. The area is currently fenced in and used for outside storage. The building will enclose much of the outside storage along Ladd Lane.

The location of the proposed building is already paved to the sidewalk precluding the ability to plant any landscape screening along the building. Since the entire yard is paved, stormwater from the area currently runs across the sidewalk to Ladd Lane. The petitioner does not plan to put gutters on the structure.

The landscape plan requires an additional 58 landscape points. In addition to the planters required by the Board of Appeals, the Commission could require low growing street trees be planted along Ladd Lane.

Petitioner Don Deegan stated they have remodeled the inside of the building and wish to use the additional space for rental equipment and expanding their lawn and garden business. The building will be a three-sided steel structure with prairie wheat color and dark gray trim.

Hearing no comments, the Mayor closed the public hearing.

T&D PLAZA LLC/DON DEEGAN REQUEST FOR CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A STORAGE BUILDING:

Theran Springstead asked if the fencing will be removed. Don Deegan stated fencing will extend from each end of the new structure to enclose the area. There will be a gate on the west side of the enclosure

but will not be open to vehicle or pedestrian traffic.

Jim Kapellen/Julie Hagemann moved to grant site plan approval and a conditional use permit to allow the construction of a storage building at 1025 N Main St with the following conditions and findings:

Conditions:

1. The petitioner provides a landscape plan that complies with the Commission's and the ordinance requirements.
2. If gutters were installed, the runoff would have to be directed to an underground system.

Findings

1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206.(4)(c) 2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 22.206.(4)(c) 3.
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property 22.206.(4)(c) 4.
4. The proposed Conditional Use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole, per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use.

The motion passed on a 6/0 roll call vote.

MINUTES: A Paul Davis/Julie Hagemann motion to approve the minutes from the August 10, 2021 Plan Commission meeting passed on a 6/0 roll call vote.

EXTRATERRITORIAL LAND DIVISION: A Jim Kapellen/Julie Hagemann motion to approve an extraterritorial land division to combine 2 lots on N Riverview Drive in Section 11 of the Town of Fulton for Spindler passed on a 6/0 roll call vote.

Being no other business before the Commission, a Chris Lund/Jim Burdick motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch
City Administrator

Approved September 29, 2021