

**JUNE 22, 2022 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, Julie Hagemann, and Ron Webb.

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, June 17, 2022 at the Post Office, Edgerton Library, City website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by Karla Storlid for approval of a conditional use permit to allow the establishment of one commercial apartment (parcel 6-26-706).

Flanigan stated the owner of 14 W Fulton St would like to create a commercial apartment at 14 W Fulton St. A second exit would be required in order for this unit to be compliant. A requirement of the ordinance is each unit have an off-street parking stall. Drawings were issued that explained how one car can park adjacent to the building and not block the ally.

Hearing no other comments, Mayor Christopher Lund closed the public hearing.

CONSIDER REQUEST BY KARLA STORLID FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF ONE COMMERCIAL APARTMENT: Jim Burdick/Ron Webb moved to approve the conditional use permit for Karla Stordid for a conditional use permit to establish one commercial apartment at 14 W Fulton St with the following conditions and findings:

Conditions:

1. The Historical Preservation Commission approve the stairway addition.

Findings:

1. The proposed conditional use with the above condition 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 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear a request by Edgerton Community Outreach/City of Edgerton for approval of a conditional use permit to allow the establishment of a Group Development having two commercial spaces and six apartments (parcel 6-26-753).

Flanigan stated the plans arrived late so there was no opportunity to review them.

The Committee agreed to leave the public hearing open to allow the petitioner to submit completed plans.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by the City of Edgerton to amend the entire Subdivision Regulations Chapter of the Code of Ordinances.

Hearing no other comments, Mayor Christopher Lund closed the public hearing.

CONSIDER REQUEST BY THE CITY OF EDGERTON TO AMEND THE ENTIRE SUBDIVISION REGULATIONS CHAPTER OF THE CODE OF ORDINANCES: Theran Springstead recommended adding language to section 8.8 requiring the sidewalk installation before an occupancy permit is issued.

A Jim Burdick/Ron Webb motion to approve the Subdivision Regulations chapter of the Code of Ordinances with amendment to section 8.8 passed on a 7/0 roll call vote.

MINUTES: A Jim Kapellen/Julie Hagemann motion to approve the May 25, 2022 Plan Commission minutes passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR FOX IN SECTION 5 IN THE TOWN OF FULTON: A Jim Kapellen/Ron Webb motion to approve the extraterritorial land division for Fox in Section 5 in the Town of Fulton passed on a 7/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR MIDDLETON IN SECTION 25 IN THE TOWN OF ALBION: A Ron Webb/Paul Davis motion to approve an extraterritorial land division for Middleton in Section 25 in the Town of Albion passed on a 7/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR SHOWERS IN SECTION 15 IN THE TOWN OF FULTON: A Ron Webb/Theran Springstead motion to approve an extraterritorial land division for Showers in Section 15 in the Town of Fulton passed on a 7/0 roll call vote.

Being no other business before the Commission, a Jim Kapellen/Ron Webb motion to adjourn passed, all voted in favor.

Ramona Flanigan/wl
City Administrator