

**OCTOBER 28, 2024 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 5:30 p.m.

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

Also present: City Administrator Ramona Flanigan.

Flanigan confirmed the meeting agendas were properly posted on Friday, October 25, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

MINUTES: A Jim Kapellen/Julie Hagemann motion to approve the September 18, 2024 Plan Commission meeting minutes passed, all voted in favor.

SITE PLAN APPROVAL FOR 1110 N MAIN ST: The petitioner proposes to use the property at 1110 N Main St as a chiropractic office and wishes to expand the parking lot. The proposed site plan would add 2,400 sf of pavement for 6 parking stalls on the back side of the building.

Jim Kapellen/Ron Webb moved to approve the site plan for 1110 N Main St to allow the expansion of a parking lot with the following conditions:

1. If site lighting is added in the future, the lights have cut-off optics.
2. If a dumpster is added in the future, it is screened and is not located in front of the building.

The motion passed on a 7/0 roll call vote.

CONCEPT PLAN FOR A 5.3-ACRES EAST OF YORK RD AND NORTH OF PARK AVE/CHAUCER ST EXTENDED RIGHT OF WAY: The Commission discussed the proposed development at a previous meeting. The Commission recommended this development be considered using a Planned Development process (PUD) and private streets. The process for a PUD was discussed. The next step in this process would be a public hearing to review more precise proposal of the land development. At this stage zoning changes would be discussed. The developer will need to submit a plan including a woodland evaluation plan, which would incorporate any suggestions from the Commission, for the public hearing.

CONCEPT PLAN FOR A PLANNED DEVELOPMENT FOR THE PROPERTY LOCATED ON RIVER RD EAST OF 805 E FULTON ST: This parcel is located on river Rd east of 805 E Fulton St. The petitioner wishes to construct one duplex and one 3-unit multifamily residential structure. They wish to develop this parcel as a Planned Development. This would require a rezone and a conditional use permit.

EXTRATERRITORIAL LAND DIVISION FOR OREN: A Kapellen/Springstead motion to approve an extraterritorial land division for Oren to combine lots on N Watts Spring Park Rd in Section 11 of the Town of Fulton passed on a 7/0 roll call vote.

EXTRATERRITORIAL LAND DIVISION FOR ZYCH: A Ron Webb/Jim Burdick motion to approve an extraterritorial land division for Zych to create one lot on Cnty Hwy N in Section 32 of the Town of Albion passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator