

**APRIL 16, 2024 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:30 p.m.

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

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

Flanigan confirmed the meeting agendas were properly posted on Friday, April 12, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by DFD Properties for Direct Annexation by Unanimous Consent for property located at 11108 Sherman Rd, on the southeast corner of Sherman Road and Hwy 59 and more fully described at PT SW1/4 CSM #1089124 VOL 13 PG 498-500 LOT 1 Parcel 6-6-1500.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER REQUEST BY DFD PROPERTIES FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT FOR PROPERTY LOCATED AT 11108 SHERMAN RD, ON THE SOUTHEAST CORNER OF SHERMAN ROAD AND HWY 59: Jim Burdick/Ron Webb moved to approve a petition for direct Annexation by Unanimous Consent for property located at 1108 Sherman Rd on the southeast corner of Sherman Rd and Hwy 59 for DFD Properties with the following recommendations:

1. The Comprehensive Master Plan supports the development of the area for a use important to the community.
2. The proposed area for annexation is directly adjacent to the City of Edgerton along the parcel's western edge.
3. The annexation territory is proposed to be served by City sanitary sewer and water.
4. The proposed area for annexation is well connected to the remainder of the City via existing highways. The proposed development of the subject property will provide (via dedication at the time of platting) the necessary rights-of-way for the development of recommended roadway alignments.
5. The proposed development of the annexation territory will directly address the continued need for health care services in the community. The proposed annexation and development of this property would directly respond to the City's expressed planning objective to provide for well-planned development with full urban services and Citizens desire to continue to remain a full-service community.
6. The owner/developer of the property has indicated a strong desire to work with the City in meeting the need for a well planned development-under the strong aesthetic and land use controls of the City's Zoning Ordinance. Additional improvements will be made in terms of roadway planning, environmental corridor planning, site plan review and storm water management planning, including plan components not recognized in Town Plans.

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

PUBLIC HEARING: The Plan Commission held a public hearing consider a request by DFD Properties for a zoning change from RRL Rural Residential large (Town of Fulton) to B-4 Suburban Commercial to allow the establishment of a dental clinic at 11108 Sherman Rd located on the southeast corner of Sherman Rd and Hwy 59 and more fully described at PT SW1/4 CSM #1089124 VOL 13 PG 498-500 LOT 1 Parcel 6-6-1500.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER REQUEST DFD PROPERTIES FOR A ZONING CHANGE FROM RRL RURAL RESIDENTIAL LARGE (TOWN OF FULTON) TO B-4 SUBURBAN COMMERCIAL TO ALLOW THE ESTABLISHMENT OF A DENTAL CLINIC AT 11108 SHERMAN RD LOCATED ON THE SOUGHEAST CORNER OF SHERMAN RD AND HWY 59:

MINUTES: Jim Kapellen/Ron Webb moved to approve a zoning change from RRL Rural Residential Large (Town of Fulton) to B-4 Suburban Commercial to allow the establishment of a dental clinic at 11108 Sherman Rd located on the southeast corner of Sherman Rd and Hwy 59 fir DFD Properties with the following conditions:

1. The City approve the proposed annexation of the property.

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

PUBLIC HEARING: The Planning Commission held a public hearing to hear comments regarding the Project Plan and Boundary for proposed Tax Incremental Financing District No 12 (TID #12).

Scott Heacock from Vandewall and Associates presented the project plan for TID #12.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER CITY OF EDGERTON RESOLUTION 13-24: ADOPTING CITY OF EDGERTON TAX INCREMENTAL FINANCING DISTRICT NO. 12 (TID #12) PROJECT PLAN:

A Jim Kapellen/Ron Webb motion to adopt City of Edgerton Resolution 13-24: Adopting City of Edgerton Tax Incremental Financing District No. 12 (TID #12) Project Plan passed on a 7/0 roll call vote.

MINUTES: A Ron Webb/Jim Burdick motion to approve the March 7, 2024 Plan Commission minutes passed on a 7/0 roll call vote.

A Jim Kapellen/Ron Webb motion to approve the March 25, 2024 Joint Plan Commission/Council minutes passed on a 7/0 roll call vote.

CONSIDER SITE PLAN APPROVAL FOR DFD PROPERTIES TO ALLOW THE ESTABLISHMENT OF A DENTAL CLINIC AT 11108 SHERMAN RD LOCATED ON THE SOUTHEAST CORNER OF SHERMAN RD AND HWY 59: Chris Lund/Julie Hagemann moved to approve the site plan for DFD Properties to allow the establishment of a dental clinic at 11108 Sherman Rd located on the southeast corner of Sherman Rd and Hwy 59 with the following staff recommendations:

1. The petitioner obtains a sign permit for the sign.

2. The petitioner obtains all permits needed for the project.
3. The connection to the public sewer and water mains is coordinated with the city.
4. The erosion plans are approved by the city engineer.
5. Property is annexed and rezoned to B-4 Suburban Commercial.

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

CONSIDER A CONCEPT PLAN FOR A PLANNED DEVELOPMENT FOR THE NORTHERN 200 FEET (APPROX. 3.1 ACRES) OF THE UNPLATTED AREA SOUTH OF HWY 59 AND EAST OF WINSTON DR (PARCEL 6-26-978.2): The current proposal is for the construction of 2 duplexes, one 4-unit building and two 8-unit multi-family structures. The Developer will seek a Comprehensive Plan amendment to allow the proposed development. This development is part of the 17-acre parcel. Approximately 3 acres of it are not wetland. None of the proposed development will impact the wetland. A private street that connects to Winston Dr is being proposed. With the anticipation of further development, the approval of the Westwood Condo Development in 1995 included a reservation giving the City the right to require the dedication of that portion of Whitney's Way between Fulton St and the point that Winston Dr connects to Whitney's Way.

The layout of the street would extend Winston Dr and would curve north and run behind the existing lots on W Fulton St. Staff will need to review the tight curves on the proposed street with the city engineer and the Fire Department. Different configurations of the road were discussed.

The Committee discussed the concept plan and gave the following direction to the developer:

1. Keep lower density units on the east and west end of the development.
2. Extend Winson Dr strait across the parcel to Whitney's way and make it a public street.
3. The Committee would like to schedule another concept plan meeting.

CONSIDER DEVELOPMENT APPROVAL OPTIONS: Recently the Plan Commission has been asked to consider approvals of several less common development processes. Flanigan presented the current approval procedures for the different types of developments.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR A ONE CSM TO COMBINED LOTS FOR BITTNER ON N BIGALOW LN SECTION 11 TOWN OF FULTON: A Ron Webb/Jim Kapellen motion to approve an extraterritorial land division for a one CSM to combine lots for Bittner on N Bigalow Ln, Section 11 Town of Fulton passed on a 7/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR A ONE LOT CSM TO COMBINE LOTS FOR KENDELLEN ON N EDGEWOOD SHORES RD SECTION 14 TOWN OF FULTON: A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division for a one lot CSM to combine lots for Kendellen on N Edgewood Shores Rd, Section 14 Town of Fulton passed on a 7/0 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