

**DECEMBER 9, 2024 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, Jim Kapellen, Julie Hagemann (remote), and Ron Webb.

Excused: Theran Springstead

Also present: City Administrator Ramona Flanigan, Glenn Prescott, Kari Reilly, Chris Sweeney and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 6, 2024 at the Post Office, Edgerton Library, the City's website and City Hall.

MINUTES: A Paul Davis/Ron Webb motion to approve the November 18, 2024 Plan Commission meeting minutes passed on a 6/0 roll call vote.

SUBSTITUTION FOR NON-CONFORMING USE AT 301 N MAIN ST: The property at 301 N Main St is zoned B1 and was previously used for auto sales and vehicle repair. This use is nonconforming in the B1 zoning district. The petitioner wishes to run a small machine shop from the property, this use is also nonconforming according to city ordinances. The Plan Commission has the authority to substitute one nonconforming use for another if it is determined that the new nonconforming use is more conforming with the ordinance.

Jim Kapellen/Ron Webb moved to approve the substitution for nonconforming use at 301 N Main St with the following conditions:

- No product, salvage, or materials are stored outside.
- Hours of operation are limited to 6:00 am – 10:00 pm.
- If there is a dumpster, it is screened from street and the residential neighbor's view.

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

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

Ramona Flanigan/wjl
City Administrator