

**JULY 25, 2018 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

Present: Christopher Lund, Mark Wellnitz, Candy Davis, Jim Kapellen, Julie Hagemann, and Ron Webb. Member Paul Davis arrived at 6:01 p.m.

Others Present: City Administrator Ramona Flanigan and Central Lutheran Church representative Greg Cashman.

Flanigan confirmed the meeting agendas were properly posted on Friday, July 20th at the Post Office, Edgerton Library, and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Central Lutheran Church for approval of a conditional use permit to allow an addition to a principal structure for the parcel located at 100 W Rollin St.

Flanigan stated the petitioner has submitted schematic architectural plans but has not yet submitted a site plan and stormwater plan details. The Plan Commission can either postpone the public hearing and decision regarding the conditional use permit or grant the conditional use permit subject to Plan Commission approval of the site plan.

In the event the Commission chooses to grant the conditional use subject to site plan approval, staff provides the following information about the architectural plans submitted.

- The parcel is zoned R-2. The petitioner proposes to construct an 850 sq ft addition.
- The proposed addition will fill in a portion of the existing courtyard between the church and school buildings to provide an enclosed hallway from the parking lot to the existing lobby. Materials include EIFS on all surfaces except the columns will be masonry.
- The addition will not change the intensity of use of the church thus not impacting parking demand or solid waste management.

Greg Cashman, architect for the project, stated the addition is to create an entrance and passage from the parking lot to the church portion of the building. It creates a handicap access that is not available at the street entrance.

The project will remove the fencing and retaining wall on the parking lot side and regrade the area. An engineer will be evaluating the addition for the best way to deal with stormwater.

Parking will be reconfigured and handicap stalls will be added to the lot. The church would prefer to not have curb stops in the lot. Cashman stated they hope to begin work in September for completion before winter.

Randy Simons, Church Council member, stated currently there is a storm runoff pipe that empties into the curb. They would like to do away with that and tie into the stormsewer underground.

Hearing no more comments, the Mayor closed the public hearing.

CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT AT 100 W ROLLIN ST:

Candy Davis/Ron Webb moved to grant a conditional use permit to Central Lutheran Church for the property located at 100 W Rollin St to allow an addition to an indoor institutional land use with the condition that the Commission and City Engineer approve the site plan including stormwater and erosion control and the following findings of fact:

1. The proposed conditional use in the proposed location is in harmony with the purposes, goals, and objectives of the Master Plan and 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 if the owner complies with the conditions. 22.206(4) (c) 3.
3. The proposed conditional use does maintain 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 impose an undue burden on services.

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

CONSIDER REQUEST TO EXTEND CONDITIONAL USE PERMIT AT 1031 S MAIN

ST: Flanigan stated the request for the extension is over the one-year deadline. The permit was originally granted on February 1, 2006

Flanigan stated the last two duplex lots do include a condition that requires a turn around within the driveway because of the danger backing out of the driveway would create. Also, the facades of the three duplexes were to have some variations from each other.

A Jim Kapellen/Mark Wellnitz motion to approve the extension of the conditional use permit for Travis Simplot at 1031 S Main St for an additional year passed on a 7/0 roll call vote.

MINUTES: A Mark Wellnitz/Ron Webb motion to approve the June 13, 2018 Plan Commission meeting minutes passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION ON E MALLWOOD DR: A Jim Kapellen/Paul Davis motion to approve an extraterritorial land division for John and Dawn Kinnett, E Mallwood Dr, Section 1, Town of Fulton, LD2018 042 passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION ON LAKE DRIVE RD: A Candy Davis/Mark Wellnitz motion to approve an extraterritorial land division for Rudisill, LLC, Lake Drive Road, Section 36, Town of Albion #10152 passed, all voted in favor.

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

Ramona Flanigan/ch
City Administrator

Approved August 27, 2018