

**MAY 4, 2020 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 6:00 p.m. All present were in attendance at remote locations on electronic devices.

Present: Christopher Lund, Jim Burdick, Anne Radtke, Jim Kapellen, Paul Davis, Ron Webb, and Julie Hagemann.

Others Present: City Administrator Ramona Flanigan, Clerk-Treasurer Cindy Hegglund, Municipal Services Director Howard Moser, Utility Director Randy Oren and a few citizens.

City Clerk-Treasurer Hegglund confirmed the meeting agendas were properly posted on Friday, May 1st at the Post Office, Edgerton Library entrance doors, and City Hall.

MINUTES: A Jim Kapellen/Jim Burdick motion to approve the January 20, 2020 Plan Commission meeting minutes passed on a 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by the Edgerton School District for approval of a conditional use permit to allow the installation of identification wall signs for the Community Elementary School and the High School for the parcels located at 100 and 200 Elm High Dr.

Jason Price, 518 Ridgeway St, asked where the signs will be located.

City Administrator Flanigan stated there is one sign for the elementary school and two for the high school. One of the high school signs will be located by the EPAC and the other near the new high school entrance both on the south elevation. The elementary sign will be located on the south elevation. They will face Elm High Drive more than Ridgeway St.

Chris Cronin with JNB Signs, Inc. stated the elementary sign will not be illuminated.

Being no further comments, the Mayor closed the public hearing.

CONSIDER REQUEST BY THE EDGERTON SCHOOL DISTRICT FOR APPROVAL OF A CONDITIONAL USE PERMIT: City Administrator Flanigan noted that in order to approve the conditional use, the Council must first adopt an ordinance amendment to make it allowable for institutional zoning.

Jim Burdick asked for clarification on the two signs at the high school. Flanigan stated these signs will be back-lite and identify the two entrances.

Jim Kapellen/Jim Burdick moved to approve a conditional use permit for the Edgerton School District for approval of a conditional use permit to allow the installation of identification, wall signs for the Community Elementary School and the High School for the parcels located at 100

and 200 Elm High Drive with the following conditions and findings:

Conditions:

1. The proposed ordinance is adopted by the City Council.

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 comments regarding a request by the City of Edgerton to amend the following sections:

- Section 22.504(2) Institutional signs.
- Section 22.102 Definitions – required yard.
- Section 22.303(2) nonconforming structures.
- Section 22.302(13) Gore-shaped lot setbacks.
- Section 22.506(4) Temporary political signs.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER REQUEST BY THE CITY OF EDGERTON FOR AMENDMENTS TO SECTIONS OF THE ZONING ORDINANCE: A Chris Lund/Jim Kapellen motion to approve the amendment to Section 22.504(2) Institutional signs passed on a 7/0 roll call vote.

A Jim Kapellen/Ron Webb motion to approve the amendment to Section 22.102 Definitions – required yard passed on a 7/0 roll call vote.

A Ron Webb/Paul Davis motion to approve the amendment to Section 22.303(2) Nonconforming structures passed on a 7/0 roll call vote.

A Jim Kapellen/Ron Webb motion to approve the amendment to Section 22.302(13) Gore-shaped lot setbacks passed on a 7/0 roll call vote.

Jim Burdick asked what the new timeline is for allowing political signs to be placed in private yards. City Administrator Flanigan stated it was 30 days prior to the election by the City's ordinance but State Statutes allow signs to be placed anytime during an election campaign period. City Clerk-Treasurer Hegglund stated this would begin once a candidate submits papers.

A Paul Davis/Ron Webb motion to approve the amendment to Section 22.506(4) Temporary political signs passed on a 7/0 roll call vote.

EXTRATERRITORIAL LAND DIVISIONS: A Ron Webb/Jim Burdick motion to approve an extraterritorial land division for Melton, Section 36, Hickory Nut Lane, Town of Albion to combine two lots 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/ch
City Administrator

Approved June 24, 2020