

**AUGUST 27, 2018 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 7:00 p.m.

Present: Christopher Lund, Mark Wellnitz, Candy Davis, Jim Kapellen, Paul Davis, and Ron Webb.

Excused: Julie Hagemann

Others Present: City Administrator Ramona Flanigan, Public Works Director Tom Hartzell, and a group of citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, August 24th at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Ron Webb/Paul Davis motion to approve the July 25, 2018 Plan Commission meeting minutes passed, all voted in favor.

CERTIFIED SURVEY MAP TO COMBINE LOTS 112 AND 113 OF WINDFIELD THIRD ADDITION: Flanigan stated the petitioner has submitted a CSM to combine two lots across from the park on Hain Road.

A Jim Kapellen/Mark Wellnitz motion to approve the preliminary and final certified survey map to combine lots 112 and 113 of Windfield Third Addition with the condition that the final CSM indicates all easements passed, all voted in favor.

SITE PLAN TO ALLOW AN ADDITION TO A PRINCIPAL STRUCTURE FOR THE PARCEL LOCATED AT 100 W ROLLIN ST: Flanigan stated this is the location of Central Lutheran Church. The petitioner proposes to construct an 850 sq. ft addition which requires a conditional use permit.

The proposed addition will fill in a portion of the existing courtyard between the church building and the school building to provide an enclosed hallway from the parking lot to the existing lobby. The addition will not change the intensity of use of the church thus not impacting the parking demand or solid waste management.

The plan proposes to modify traffic circulation as follows: the portion of the parking lot just east of the addition will be restriped so that parking is "head in" instead of angled. The parallel stalls between the parking lot and the building will be removed.

The driveway that is adjacent to the building will be one way to allow a drop off area as close as possible to the new entrance. Staff recommends this driveway be removed because the doors of the addition will open directly onto this driveway and the columns holding the overhang are susceptible to being hit by a vehicle. In addition, this driveway creates an unsafe traffic pattern on to Rollin St. With the new head in parking arrangement it will encourage cars to enter the parking lot against the one-way driveway creating an unsafe condition.

Stormwater from the north side of the main church structure and the addition will drain under the

addition in a new underground system that discharges to an existing manhole in the parking lot. To install this system, the concrete pavement that currently serves as a driveway will have to be removed and reinstalled. The area between the current retaining wall and the school building that is currently landscaped will be paved up to the building. The petitioner's engineer does not recommend a backflow preventer in the new stormsewer given the elevation of the manhole relative to the proposed stormwater pipes.

Lighting will be accomplished with down lights on the addition with no wall lights on the exterior.

Greg Cashman, architect for the project, stated he agrees that the one-way driveway is narrow. He suggests either keeping the angled parking and/or blocking the angled parking area's exit closest to the building.

Central Lutheran Church representative Travis Dohner explained there is a need for a closer drop off area and they currently do not have a problem with the doors to the driveway. Kapellen noted currently there is a railing preventing people from walking directly into the parking lot. That will not be the case with the new entrance.

Kapellen suggested keeping the one-way driveway but put bollards on the north side of the drive and direct the traffic into the parking lot instead of into the street. Other ideas of how to protect pedestrians were discussed.

Jim Kapellen/Mark Wellnitz moved to approve the site plan for an addition to an indoor institutional land use for Central Lutheran Church located at 100 W Rollin St with the following condition:

1. The petitioner keeps the angle parking.
2. The petitioner converts the driveway nearest the building as a one-way with some type of pedestrian safety area using a curbing or bollards, color concrete, or a stop sign to divert vehicles away from the doorways.

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

EXTRATERRITORIAL LAND DIVISION ON N HILLSIDE AND E MAPLE BEACH: A Candy Davis/Ron Webb motion to approve an extraterritorial land division for Peace Land Development, N Hillside Dr. and E. Maple Beach Dr., Section 1, Town of Fulton, to create 48 lots passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION ON INDIAN TRAIL: A Ron Webb/Mark Wellnitz motion to approve an extraterritorial land division for Theresa Griffin, Indian Trail, Section 36, Town of Albion #10172 to combine three lots passed, all voted in favor.

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

Ramona Flanigan/ch
City Administrator

Approved October 1, 2018