

**FEBRUARY 6, 2019 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, Jim Kapellen, Ron Webb and Julie Hagemann. Paul Davis arrived at 6:15 p.m.

Absent: Candy Davis

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, February 1st at the Post Office, Edgerton Library, and City Hall.

**REQUEST FOR EXTENSION OF TIME FOR TEMPORARY SIGN:** Flanigan stated the Veteran's group is raising funds to construct a memorial in the Veteran's Park located next to the swimming pool in Central Park. They wish to construct a "thermometer" type sign that indicates the amount of funds needed and to mark their progress. The sign would be located in Central Park along either the Swift Street or Main Street road frontage.

Flanigan stated the ordinance allows for this type of temporary sign but limits the time it can be up to 30 days before the event. Staff requests the Plan Commission determine if the fundraising activity is considered the event, and therefore the sign could remain in place until the completion of the fundraising phase or until completion of the first construction phase of the project.

A Jim Kapellen/Chris Lund motion that the Veteran's Memorial fund raising is considered as an "event" under the temporary sign ordinance regulations and that the sign time limit be extended until the first phase of construction on the memorial begins passed on a 5/0 roll call vote.

**DISCUSS POTENTIAL ZONING ORDINANCE TEXT AMENDMENTS AND REZONING OF W. HIGH ST PROPERTIES:** Flanigan stated before any changes are made to zoning ordinances, a public hearing is required. Tonight, she asked the Plan Commission to discuss if a public hearing should be set to consider any of the following changes.

The first item was regarding fencing. Flanigan stated Alliant Energy is looking to upgrade their substation on South Ave. which entails new fencing, a new pad and building. A fence is required by law for security but the City's ordinance only allows a four-foot fence in the front yard. Should they be required to go through the variance process or should the ordinance be amended to address exception for a utility that must secure its equipment with fencing?

Kapellen suggested changing the ordinance to allow a taller fence for this type of exception but to have it approved through a conditional use process. That way the neighboring properties are notified and have an opportunity to weigh in on changes.

Flanigan stated the visibility standards in the vision triangle currently prohibit posts less than 12 inches in diameter but allows for posts greater than 12 inches in diameter. Lund stated there must have been a misprint at some time and recommends it be corrected to be the reverse.

Staff has required temporary outdoor sales, such as a vegetable stand, have written permission from the land owner to have the stand on the property. Flanigan stated this is not a provision in the ordinance and could be challenged. The Commission agreed it should be added.

Flanigan stated the intrusion of front yard steps into the required setback has been interpreted by staff to be allowable. The ordinance allows the step to intrude only 6 feet. Should this be strictly abided by or give staff some flexibility. Kapellen and Lund both felt it should be considered in the amendments.

Flanigan stated the height of signs is a bit more complicated. Currently the ordinance states that any non-conforming sign is required to be brought into conformance if any modifications are being made to the sign.

An application for a modification to the Café on Main sign has been submitted and it does not conform to the existing sign height regulation. The sign is 2 feet taller than allowed and thus either needs to be brought into conformance or request a variance.

Hagemann had contacted Flanigan prior to the meeting to find out how other communities handle this. Flanigan called Evansville and Milton and found that Edgerton is more lenient than these communities.

Flanigan asked the Commission if they would like to stay with the current ordinance; allow more flexibility with sign changes; require a conditional use instead of a variance; bring it more into conformance with a change but not completely into conformance; or something else.

Kapellen stated he would like to keep the ordinance as is and require a variance. Wellnitz stated he likes higher signs because it clears driving visibility. Webb stated he would also like to leave the ordinance as is to try to bring more signs into conformance.

The last item for the Commission to consider deals with rezoning. Flanigan stated several properties on W. High St. are currently zoned B-3, Large Scale Commercial. The uses of these properties are contractor's storage yards which are not allowed in the B-3 District making them nonconforming and limiting their expansion. At this time, Yeske Construction is requesting to expand their storage area and the zoning makes it problematic.

To make the current uses along W. High St. conforming, the zoning would need to be changed from B-3 to M-2 General Industrial. This rezone would not change the zoning of the properties adjacent to Highway 51. The Master Plan supports M-2 zoning in this area. Flanigan does not believe the B-3 District should be amended to allow for outdoor storage because the district is for retail sales.

Flanigan asked if the Commission wishes to consider a rezone. The members agreed to add it to the public hearing. They also allowed the latitude for Flanigan to add any other technical changes to the public hearing she may find within the zoning ordinance.

**MINUTES:** A Jim Kapellen/Ron Webb motion to approve the December 19, 2018 Plan Commission meeting minutes passed, all voted in favor.

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

Ramona Flanigan/ch  
City Administrator

Approved March 25, 2019