

**APRIL 3, 2017 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Mayor Lund called the meeting to order at 6:00 p.m.

Present: Christopher Lund, Mark Wellnitz, Candy Davis, Harlin Kittleson, James Kapellen, Julie Hagemann, and Ron Webb.

Others Present: City Administrator Ramona Flanigan, Public Works Director Tom Hartzell, Utility Director Randy Oren and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, March 31st at the Post Office, Edgerton Library, and City Hall.

MINUTES: A Wellnitz/Davis motion to approve the February 22, 2017 Plan Commission meeting minutes passed, all voted in favor.

PRELIMINARY AND FINAL PLAT FOR ORCHARD HEIGHTS THIRD ADDITION: Flanigan stated this is a portion of a larger subdivision located east of Hwy 51 and south of South Ave.

The petitioner proposes to create 14 lots that comply with the lot area and width requirements. Parkland dedication was included with the first phase of this subdivision. The park improvement fees are due on each lot at the time building permits are issued.

Stormwater from the lots will drain to the stormwater area northeast of the plat. The construction plans include a slight depression in the terrace in front of lots 66, 67 and 64 to allow sediment to settle out of the stormwater before entering the storm sewer system and detention pond.

Martha Street has a 37' road width and all other streets are, or will, be 32'.

Kapellen/Wellnitz moved to approve the preliminary and final plat for Orchard Heights Third Addition to create 14 lots with the following staff recommendations:

1. The petitioner complies with the conditions in the City Engineer's letter.
2. The final plat indicates all easements.
3. The petitioner enters into a development agreement with the City before signing the final plat.
4. The developer pays the platting fee of \$140.
5. The plat indicates the location of the sediment areas and provides a note that the grade cannot be altered in the sediment areas including a prohibition of driveways through the sediment areas.
6. The final plat indicates that one street tree is required to be installed for every 50' of street frontage before an occupancy permit is issued.
7. A street light is provided at the intersection of Falk Drive and Martha Street.

8. Before the plat is signed, the developer records a best practices stormwater maintenance plan.
9. The Park Improvement Impact Fee of \$235.91 is paid before the issuance of building permits for each lot.

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

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR LAKE WOODS THIRD ADDITION: A Davis/Webb motion to approve an extraterritorial land division for Lake Woods Third Addition off Hillside Rd and E. Mallwood Drive, Section 1, Town of Fulton passed, all voted in favor.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR LORAND LTD: A Webb/Kapellen motion to approve an extraterritorial land division for Lorand LTD, Pierce Road, Section 26, Town of Albion passed, all voted in favor.

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

Ramona Flanigan/ch
City Administrator

Approve April 26, 2017