

EDGERTON CITY HALL  
PLANNING COMMISSION MEETING  
REGULAR SESSION  
January 8, 2019

The Edgerton Planning Commission met in regular session with Chair John Daley calling the meeting to order at 7:00 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Chair John Daley, Vice Chair Tim Berger, Secretary Jeremy Little, and Commissioner Charlie Crooks. Absent was Commissioner Andrew Merriman. Also present were: Mayor Donald Roberts, City Administrator Beth Linn, Development Services Director Katy Crow, Planning and Zoning Coordinator Chris Clinton, and City Clerk Rachel James.

The City Clerk announced a quorum was present.

**CONSENT AGENDA**

Motion by Berger, seconded by Little, to approve the item as presented in the Consent Agenda. Motion was approved, 4-0.

**MINUTES**

A. The minutes for Regular Session of December 11, 2018 were considered and approved.

**OLD BUSINESS**

**CONTINUED FROM THE DECEMBER 11, 2018 PLANNING COMMISSION MEETING PUBLIC HEARING – UNIFIED DEVELOPMENT CODE – AMENDMENTS TO ARTICLE 4, 10, AND 12; UDCA 2018-01**

The re-opening of a public hearing to consider comments regarding amendments to the City of Edgerton's Uniform Development Code (UDC) pertaining to Articles 4, 10, and 12 was considered.

Chair John Daley opened the Public Hearing.

Katy Crow, Development Services Director, stated that this is a continuation of the conversation on revisions to the Unified Development Code (UDC). The UDC was adopted to encourage the most appropriate use of land and ensure the logical and compatible growth of various districts within the City of Edgerton. Ron Williamson, Consultant, has helped with the process of updating the UDC. Ms. Crow and Mr. Williamson would like feedback and insight on the process from the Commission along with their thoughts on proposed changes.

Ms. Crow read through additions to Article 10: page 10-1 covers the addition of the public hearing; page 10-4 covers storm drainage updates from the city engineer; page 10-7 covers an avenue for developers to make minor changes to site plans; page 10-10 explains the site plan expiration date and the renewal process. The City Administrator gave feedback on the changes stating that there is a need for a roadmap for the developer to see how they would go through the process to bring development to Edgerton. The goal is to streamline the process for developers that are following the requirements. When developers don't meet the minimum requirements set forth by the code, it becomes a more cumbersome process. The City Administrator continued that staff feels it will take one more continuation of the public hearing to continue bringing forward code revisions prior to sending a

recommendation to the Governing Body. Commissioner Berger asked if the continuation should be continued for one or two more meetings. The City Administrator stated that one more meeting should be sufficient to cover the updates.

Ms. Crow gave an overview on Article 4, *Commercial Zoning Districts*; Article 12 *Sign Regulations*; and the newly created Article 16, *Parking and Loading Regulations*. Article 16 was created using existing information in Article 10, Section 10.2 *Parking and Loading Standards*, and new information which brings Edgerton parking regulations more in line with industry standards. The new parking regulations will include truck traffic accommodations for future development and requirements for truck parking if it is a highway-oriented business. In regard to Article 12, updates include allowance for semi-permanent leasing signs (page 12-4), updating the maximum sizes, and general updates to the code based on past challenges. On page 12-10, there is an addition of an allowance for multiple section signs (e.g. box stores). Commissioner Berger asked who approves or decides what verbiage is appropriate for signage. Ms. Crow responded that there are parts of Article 5, Section 5.2.P *Industrial Zoning Districts* that will be added into this section, as they relate to appropriateness of content.

Ms. Linn stated that updates to the UDC will include the addition of a traditional mixed use district to further the development of the Downtown plan. This district would allow for the transition between downtown and residential and allow for homegrown businesses such as accounting offices, barber shops, antique stores, etc. functioning in what used to be a home.

Ms. Linn covered the next steps after the February meeting and updates.

There were no public comments.

Motion by Berger, seconded by Crooks, to continue public hearing to February 12, 2019. Motion was approved, 4-0.

#### **FUTURE MEETING**

The next meeting is scheduled for February 12, 2019.

#### **ADJOURNMENT**

Motion by Little, seconded by Berger, to adjourn. Motion was approved, 4-0.

The meeting adjourned at 7:50 p.m.

Submitted by: Rachel A. James, City Clerk