

EDGERTON CITY HALL
PLANNING COMMISSION MEETING
REGULAR SESSION
August 11, 2020

The Edgerton Planning Commission met in regular session with Commissioner Jeremy Little calling the meeting to order at 7:01 PM.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Commissioner Jeremy Little, Commissioner Deb Lebakken, and Commissioner Charlie Crooks. Commissioner Tim Berger and Chair John Daley were absent from the meeting. Also present were Development Services Director Katy Crow and Planning and Zoning Coordinator/City Clerk Chris Clinton.

The Planning and Zoning Coordinator/City Clerk announced a quorum was present.

CONSENT AGENDA

MINUTES

The approval of the minutes from the Regular Session held on July 14, 2020 were considered.

Commissioner Crooks motioned to approve the consent agenda. Commissioner Lebakken seconded the motion. The consent agenda was approved, 3-0.

NEW BUSINESS

PUBLIC HEARING – PRELIMINARY PLAT FOR 321 E. MARTIN ST – APPLICATION PP2020-02

Commissioner Little introduced the project. Ms. Katy Crow, Development Services Director, stated this application is to replat Lots one (1) through five (5) in Block eleven (11) in the City and is located at 321 E. Martin Street. She explained a plat is for the division of land and not vertical construction. The Unified Development Code (UDC) calls for a public hearing at the Preliminary Plat stage of development. Ms. Crow explained the original plat was filed in 1870 and the existing lots are too narrow to build a single-family home on per the current UDC. Ms. Crow explained the applicant wishes to construct a new single-family dwelling on the proposed single lot. Ms. Crow explained the utility service providers and stated the parcels are located in the Bull Creek watershed. She said the found monuments supporting the set monuments need to be shown and there are no proposed restrictive covenants provided.

Commissioner Crooks motioned to open the public hearing. The motion was seconded by Commissioner Lebakken. The public hearing was opened, 3-0.

Mr. Lee Hermreck, agent with McClure Engineering, spoke before the Commission. He inquired about the comment regarding the monuments. Ms. Crow answered that the referenced comment was made by the City Engineer. City Staff will provide the contact information for the City Engineer so the comment can appropriately be addressed. Commissioner Little stated the request is to combine the small lots into a larger lot. Ms. Crow stated that is correct and in recent discussions related to updating the code, the Planning Commission has discussed what the best lot width would be. She explained if

only three (3) of the lots were platted together, there would still be two (2) nonconforming lots next to the applicant's property. Platting all the lots into one at makes the most sense in this case.

There were no further public comments made at this time. Commissioner Little closed the public hearing.

Commissioner Crooks motioned to approve Preliminary Plat Application PP2020-02 with the stipulations that the supporting monuments be provided and the Preliminary Plat will be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the Preliminary Plat within one year, the Preliminary Plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the Preliminary Plat. Commissioner Lebakken seconded the motion. Preliminary Plat PP2020-02 was approved, 3-0.

FINAL PLAT FOR 321 E. MARTIN ST – APPLICATION FP2020-02

Commissioner Little announced an application for a Final Plat for the same parcels as the Preliminary Plat PP2020-02 which was just approved by the Planning Commission. Ms. Crow stated that the Final Plat has some different requirements than the Preliminary Plat when filing with Johnson County and the City of Edgerton. She said the new lot would have frontage along the south side of E. Martin Street right-of-way and the west side of E. Fourth Street. The Final Plat request is being in preparation of construction of a new single-family dwelling. Ms. Crow explained the Final Plat join four (4) existing parcels into 1. The existing lot sizes are too narrow to construct a house on and the applicant wishes to bring the parcels into compliance of the UDC. The new lot will be 125 feet wide by 130 feet deep.

Ms. Crow stated that per the City Engineer, the provided Final Plat does not appear to meet the State's minimums for a boundary survey as there are no found monument supporting the set monuments. The methodology needs to be shown and that can be addressed with the City Engineer. These are used to indicate how the boundary lines were established. She added the signature line for the City Clerk is missing and the certificate of the Register of Deeds will be added upon filing the plat with Johnson County Records and Tax Administration.

Commissioner Crooks motioned to approve Final Plat Application FP2020-02 with the following stipulations:

1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat by the Governing Body. The property owners and/or developer shall work with City Staff to determine the best possible placement for a storm water easement and shall dedicate said storm water easement on the Final Plat.
2. The applicant shall meet all requirements for Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC, including payment of excise tax.
3. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
4. All City Engineer Comments related to the Stormwater Management Plan must be addressed.
5. All Final Plat requirements of the City stated before shall be met or addressed prior to recording

of the Plat.

6. If the Final Plat is not recorded with the Johnson County Register of Deeds within one year after acceptance by the Governing Body, the plat will expire. Planning Commission re-approval and Governing Body re-acceptance is required for expired Final Plats.

Commission Lebakken seconded the motion. Final Plat FP2020-02 was approved, 3-0. Ms. Crow stated the Final Plat will be presented to the Governing Body on August 27, 2020.

FUTURE MEETING

The next Planning Commission meeting is scheduled for September 8, 2020 at 7:00 PM. Ms. Crow explained there is an application for rezoning that will be presented to the Planning Commission.

ADJOURNMENT

Motion by Commissioner Crooks to adjourn the meeting, Commissioner Lebakken seconded. Motion was approved, 3-0. The meeting was adjourned at 7:22 PM.

Submitted by Chris Clinton, Planning and Zoning Coordinator/City Clerk