

**EDGERTON PLANNING COMMISSION  
MEETING AGENDA  
EDGERTON CITY HALL - 404 EAST NELSON STREET  
September 12, 2023  
7:00 P.M.**

The City of Edgerton encourages public participation in local governance issues. To facilitate an efficient and effective meeting, persons wishing to address the Planning Commission must sign-up before the meeting begins. During public hearings, comments must be limited to three (3) minutes per speaker. The maximum time limit for all speakers during each public hearing will be one (1) hour.

The chair may modify these provisions, as necessary. Speakers should state their name and address and then make comments that pertain to the public hearing item.

The chair may limit any unnecessary, off-topic, or redundant comments or presentations. Speakers should address their comments to Planning Commission members only and should not speak to fellow audience members. Commission members will not engage in a dialogue or debate with speakers. Speakers and audience members should conduct themselves in a civil and respectful manner. Disruptive conduct may result in removal from the meeting.

**Call to Order**

1. **Roll Call** \_\_\_\_ Daley \_\_\_\_ Draskovich \_\_\_\_ Crooks \_\_\_\_ Little \_\_\_\_ Mueller
2. **Welcome**
3. **Pledge of Allegiance**

**Consent Agenda** *(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action.)*

4. Approve Minutes from the July 11, 2023 Planning Commission Meeting.

**Regular Agenda**

5. **Declaration.** At this time Planning Commission members may declare any conflict or communication they have had that might influence their ability to impartially consider the agenda items.

**Business Requiring Action**

**New Business**

6. **CU2023-03: RENEWAL OF A CONDITIONAL USE PERMIT APPLICATION FOR A CARGO CONTAINER STORAGE, REPAIR OR MAINTENANCE FACILITY FOR US MMG PROPERTIES E LOT, LLC LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF W. 191<sup>ST</sup> STREET AND WAVERLY ROAD**  
Applicant: Brian Kaplan, Agent – Kaplan Holdings, LLC

- a. Public Hearing for CU2023-03
- b. Consideration of CU2023-03

7. **CONTINUED FROM JULY 11, 2023 - PP2023-03: PRELIMINARY PLAT APPLICATION FOR NORTHPOINT DEVELOPMENT LOCATED SOUTHEAST OF THE INTERSECTION OF W. 191<sup>ST</sup> STREET AND KILL CREEK ROAD**

Applicant: Kevin White, Agent – NorthPoint Development, Developer/Property Owner

*The applicant has requested this application be withdrawn.*

8. **CONTINUED FROM JULY 11, 2023 - FS2023-06: FINAL SITE PLAN APPLICATION FOR NORTHPOINT DEVELOPMENT LOCATED SOUTHEAST OF THE INTERSECTION OF W. 191<sup>ST</sup> STREET AND KILL CREEK ROAD**

Applicant: Kevin White, Agent – NorthPoint Development, Developer/Property Owner

*The applicant has requested this application be withdrawn.*

9. **CONTINUED FROM APRIL 11, 2023 - CU2023-01: CONDITIONAL USE PERMIT APPLICATION FOR A CARGO CONTAINER STORAGE, REPAIR OR MAINTENANCE FACILITY FOR WHIMSY EDGERTON, LLC LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF W. 199<sup>TH</sup> STREET AND HOMESTEAD LANE**

Applicant: Clayton Rule, Agent – Whimsy Edgerton, LLC, Property Owner

- a. Public Hearing for CU2023-01
- b. Consideration of CU2023-01

10. **CONTINUED FROM APRIL 11, 2023 - PP2023-02: PRELIMINARY PLAT APPLICATION FOR WHIMSY EDGERTON, LLC LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF W. 199<sup>TH</sup> STREET AND HOMESTEAD LANE**

Applicant: Clayton Rule, Agent – Whimsy Edgerton, LLC, Property Owner

- a. Consideration of PP2023-02

11. **FP2023-04: FINAL PLAT APPLICATION FOR WHIMSY EDGERTON, LLC LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF W. 199<sup>TH</sup> STREET AND HOMESTEAD LANE**

Applicant: Clayton Rule, Agent – Whimsy Edgerton, LLC, Property Owner

- a. Consideration of FP2023-04

12. **FS2023-07: FINAL SITE PLAN APPLICATION FOR WHIMSY EDGERTON, LLC LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF W. 199<sup>TH</sup> STREET AND HOMESTEAD LANE**

Applicant: Clayton Rule, Agent – Whimsy Edgerton, LLC, Property Owner

- a. Public Hearing for FS2023-07
- b. Consideration of FS2023-07

### **13. Future Meeting Reminders**

- October 10, 2023 at 7:00 PM – Regular Session
- November 14, 2023 at 7:00 PM – Regular Session
- December 12, 2023 at 7:00 PM – Regular Session

### **14. Announcements**

- Planning Commission Chair Announcements
- Development Services Director Announcements

### **15. Adjourn**