



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, March 5, 2014
The Forum, Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:03 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Moore, Kelly, Ruster, and Kincaid. Commissioner Nee was absent.

2. **Approval of the Minutes of the February 19, 2014 Meeting**

Commissioner Jacobsen moved and Commissioner Kelly seconded a motion to approve the Minutes of the February 19, 2014 Meeting. The minutes were approved (5-0).

3. **Certified Survey Map – 9202 South Butterfly Road**

Review and consideration of a one-lot Certified Survey Map for the property located at 9202 South Butterfly Road in the Town of Turtle

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kelly moved to approve the Certified Survey Map and Commissioner Moore seconded the motion. The motion carried (5-0).

4. **Certified Survey Map – 4000 Block of West Spring Creek Road**

Review and consideration of a one-lot Certified Survey Map for the property located on the 4000 Block of West Spring Creek Road in the Town of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Ruster moved and Commissioner Moore seconded a motion to approve Certified Survey Map. The motion carried (5-0).

5. **Certified Survey Map – 1870 Elmwood Avenue and 2630 Prairie Avenue**

Review and consideration of a two-lot Certified Survey Map for the property located at 1870 Elmwood Avenue and 2630 Prairie Avenue

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Jacobsen moved and Commissioner Ruster seconded a motion to approve the Certified Survey Map. The motion carried (5-0).

6. **Vacation of Excess Street Right-of-Way – South Turtle Townhall Road East of the Intersection with Gateway Boulevard**

Public hearing, review and consideration of the vacation of excess South Turtle Townhall Road right-of-way east of its intersection with Gateway Boulevard

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Kelly moved and Commissioner Ruster seconded a motion to approve the Vacation of Excess Street Right-of-Way. The motion carried (5-0).

7. **Zoning Map Amendment – 1000 Bluff Street – St. Paul’s Lutheran Church**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from R-1B, Single Family Residential, to PLI, Public Lands & Institutions District for the property located at 1000 Bluff Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Moore moved and Commissioner Jacobsen seconded a motion to approve the Zoning Map Amendment. The motion carried (5-0).

8. **Zoning Map Amendment – 9817 and 9949 South Turtle Townhall Road**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from temporary M-1, Limited Manufacturing District, to permanent M-1, Limited Manufacturing District, for the property located at 9817 and 9949 South Turtle

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Jacobsen moved and Commissioner Kelly seconded a motion to approve the Zoning Map Amendment. The motion carried (5-0).

9. **Building Addition in Telfer Park for the Beloit Snappers**

Review and consideration of a request by the Beloit Snappers to construct a 3,420 square-foot addition to the existing locker room building located at 2301 Skyline Drive

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Joe Stadelman, 2431 E. Ridge Road, Beloit, was present to represent Angus Young & Associates. Mr. Stadelman presented photos and a review of their proposal for the building addition. He explained that the building addition would provide indoor batting cages for the Beloit Snappers.

Dennis Conerton, 15615 Bethany Court, South Beloit, IL, was present to represent the Beloit Snappers.

Commissioner Faragher asked if the A's were requiring these indoor batting cages. Mr. Conerton answered affirmatively.

Commissioner Ruster asked what would happen with the existing batting cage. Mr. Conerton explained that those batting cages would be removed.

Commissioner Ruster moved and Commissioner Kelly seconded a motion to approve the Building Addition. The motion carried (5-0).

10. **Zoning Text Amendment Related to Contractor Offices and Storage Yards in the DH, Development Holding District**

Public hearing, review and consideration of an Ordinance to create Section 5-202(b)(11) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit Relating to Contractor Offices and Storage Yards in the DH, Development Holding District

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Steve Franks, 952 Grant Street, Beloit, and Zachary Franks, 6230 S. Edgewater Drive, Beloit, were present. Steve and Zachary explained that they are the contractors interested in purchasing the land at 2100 Newark Road. They explained what they wanted to do with the property and explained that they couldn't do their project at the location on Newark Road without the zoning change.

Chairperson Faragher closed the Public Hearing.

Commissioner Ruster moved and Commissioner Moore seconded a motion to approve the Zoning Text Amendment. The motion carried (5-0).

11. **Status Report on Prior Plan Commission Items**

The Conditional Use Permit was approved to allow the office uses on the ground floor at 430 E. Grand, the Phoenix building. Ms. Christensen explained that she asked Shauna El-Amin, Executive Director of the DBA, the question asked at the last Plan Commission meeting: What is the appropriate percentage of office for the downtown. Shauna indicated that she would not like to see more than 40 percent of office on each block.

The Zoning Text Amendment modifying the list of official flood plain maps to add the land by Spring Brook Creek and Kerry Ingredients was also approved.

12. **Adjournment**

The meeting adjourned at 7:40 PM.