



**Meeting Minutes**  
**Beloit City Plan Commission**  
**Wednesday, June 21, 2017 at 7:00 PM**  
**The Forum**  
**Beloit City Hall, First Floor**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Finnegan, and Councilor De Forest were present. Commissioners Ruster and Tinder were absent.

**2. Approval of the Minutes of the June 7, 2017 Meeting**

Commissioner Haynes moved to approve the minutes from the June 7, 2017 meeting. Commissioner Weeden seconded the motion. The motion passed, voice vote.

**3. Extraterritorial Certified Survey Map – 7504 East State Highway 67 – Town of Turtle**

Review and consideration of a One-Lot Certified Survey Map for the property located at 7504 East State Highway 67 in the Town of Turtle

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Weeden asked what the point of changing the agriculture zoning was. Ms. Christensen stated that it has to be if it doesn't meet certain size restrictions.

Commissioner Johnson moved to approve the resolution. Commissioner Haynes seconded the motion. The motion passed, voice vote.

**4. Extraterritorial Certified Survey Map – 1133 & 1143 East Inman Parkway – Town of Beloit**

Review and consideration of a Two-Lot Certified Survey Map for the property located at 1133 and 1143 East Inman Parkway in the Town of Beloit

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Weeden moved to approve the resolution. Commissioner Johnson seconded the motion. The motion passed, voice vote.

**5. Extraterritorial Certified Survey Map – 2433 & 2449 Riverside Drive – Town of Beloit**

Review and consideration of a Three-Lot Certified Survey Map for the property located at 2433 & 2449 Riverside Drive in the Town of Beloit

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Johnson moved to approve the resolution. Commissioner Haynes seconded the motion. The motion passed, voice vote.

**6. Certified Survey Map – 3 Reynold Drive – City of Beloit**

Review and consideration of a Two-Lot Certified Survey Map for the property located at 3 Reynolds Drive in the City of Beloit

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Johnson asked if the construction was going to take place on lot one. Ms. Christensen said it would. Commissioner Weeden asked if the plans for the hotel would be reviewed by Plan Commission. Ms. Christensen responded that they would not be reviewed by Plan Commission, but that staff could bring them to the board for informational purposes once they have been submitted to staff for review.

Commissioner Weeden moved to approve the resolution. Commissioner Johnson seconded the motion. The motion passed, voice vote.

**7. Conditional Use Permit – 640 Bluff Street**

Public hearing, review and consideration of a Conditional Use Permit to allow a multi-family use in a C-1, Office District, for the property located at 640 Bluff Street

Ms. Julie Christensen, Community Development Director, presented the staff report and recommendation.

James Coutts, 2433 Skyline Drive, representing United Church (located at 657 Bluff St) stated that from the church's perspective they are pleased to see that the City has changed the zoning to facilitate the multi-family use as a conditional use. The church wants to encourage and support the work they are doing with cleaning up the building. Mr. Coutts suggested that the City could assist the new owner with acquiring historic preservation tax credits.

Luther Ledic, managing partner for Bluff St. Investments LLC, stated that they applied for the historic preservation tax credits but were denied. Mr. Ledic explained that since the existing hallway would be altered, the building was not eligible for tax credits. Ms. Christensen said that when one is awarded Historical Preservation tax credits, the issuing agency has control over how the building is remodeled. Mr. Ledic stated that they are very excited about the project. They plan on completely remodeling the building, including but not limited to replacing the electrical, plumbing, and mechanicals.

Commissioner Johnson asked if Bluff St Investments LLC would be removing the roof structure over the courtyard. Mr. Ledic explained that the roof would stay in place and that they will actually be adding hallways for each floor in that space.

Commissioner Faragher asked if there would be twelve two-bedroom units and what they will collect for rent. Mr. Ledic confirmed that there will be twelve units and that they are planning to charge \$650 a month for rent. Storage lockers and coin-operated laundry in the basement will also be available. They will be starting the final plans after they are approved and will get contractors in by the middle of July 2017.

Ms. Christensen asked what the planned square footage will be for each apartment. Mr. Ledic said they will be 750 square feet, similar layouts, with the bedrooms on the exterior walls to correct one of the existing code violations. She also inquired into the status of the failing staircase on the rear of the building. Mr. Ledic stated that it will be replaced with a staircase that meets code.

Commissioner Johnson moved to approve the resolution. Commissioner Weeden seconded the motion. The motion passed, voice vote.

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

The Neighborhood Revitalization Strategy Area (NRSA) meetings were well attended and the City will be moving forward with the NRSA. There will be a public hearing in July as well as a presentation to the City Council in August. There will be a meeting at Kolak regarding the future use of the Kolak building on June 28, 2017 at 6:30pm.

**9. Adjournment**

The meeting adjourned at 7:45pm.

Minutes respectfully submitted by Amber DesRoberts