



Meeting Minutes
Beloit City Plan Commission
Wednesday, November 08, 2017 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:02pm. Commissioners Haynes, Weeden, Faragher, Finnegan, Tinder and City Councilor Leavy were present. Commissioners Ruster and Johnson were absent.

2. Approval of the Minutes of the October 18, 2017 Meeting

Commissioner Weeden suggested amending the minutes for the following corrections:

1. Page 2, paragraph 6, 3rd sentence – replace “hosing” with “housing”.
2. Page 4, paragraph 2, 1st sentence – replace “Commission” with “Commissioner” for both Faragher and Haynes and correct the spelling of Commissioner Haynes’ last name.

Commissioner Tinder moved to approve the minutes, as amended. Commissioner Faragher seconded the motion. The motion passed, voice vote.

3. Certified Survey Map – 321-335 Highland Avenue

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

Commissioner Haynes moved to approve the Certified Survey Map as presented. Commissioner Tinder seconded the motion. The motion passed, voice vote.

4. Certified Survey Map – 310 Euclid Avenue

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

Commissioner Haynes moved to approve the Certified Survey Map, as presented. Commissioner Weeden seconded the motion. The motion passed, voice vote.

5. Certified Survey Map - 106 Bluff Street

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

Commissioner Weeden asked Ms. Christensen about the zoning of the referenced property. Ms. Christensen answered that the property was zoned R-1B, Single Family Residential and that the buyers interested in the property are intending to erect a fence to block foot traffic crossing through the property.

Commissioner Haynes moved to approve the Certified Survey Map, as presented, Commissioner Weeden seconded the motion. The motion passed, voice vote.

6. Easement – Wisconsin Power and Light – 810 Pleasant Street

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

Commissioner Haynes moved to approve the Easement. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

7. Conditional Use Permit – Welders Supply Company – 704 Fourth Street

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

City Councilor Leavy asked if there were any concerns or issues regarding safety. Ms. Christensen answered that review agents did not convey any concerns. Commissioner Haynes commented that a temporary tank that has been located on this site makes a hissing noise when it vents and asked if a permanent tank will constantly vent and produce a similar noise.

Ed Mueller, 1627 Emerson Street and owner of Welder's Supply, apologized for the noise and indicated that the temporary tank, because it has to travel on the highway, has lower pressures. He believes that the permanent tank would not vent as often, as it has a higher pressure. He then commented that two similar tanks are at the facility on Barrett Place and asked if Commissioner Haynes noticed any sounds coming from those tanks. Commissioner Haynes indicated that he did not.

Commissioner Haynes moved to approve the Conditional Use Permit. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

8. Status Report on Prior Plan Commission Items

Ms. Christensen discussed the approval of the Comprehensive Plan Process and the establishment of the Steering Committee.

9. Adjournment

The meeting adjourned at 7:25pm.

Minutes respectfully submitted by Frank Fuerte