



**Meeting Minutes
Beloit City Plan Commission
Wednesday, February 7, 2018 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 7:00pm. Commissioners Weeden, Johnson, Faragher, Ruster, Finnegan, and City Councilor Leavy were present. Commissioners Haynes and Tinder were absent.

2. Approval of the Minutes of the January 17, 2018 Meeting

Commissioner Ruster moved to approve the minutes. Commissioner Johnson seconded the motion. The motion passed, voice vote.

3. Extraterritorial Certified Survey Map – 8344 S Schroeder Road – Town of Turtle

Review and consideration of a one-lot Certified Survey Map for the property located at 8344 S Schroeder Rd in the Town of Turtle

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

Commissioner Weeden moved to approve the Extraterritorial Certified Survey Map, Commissioner Ruster seconded the motion. The motion passed, voice vote.

4. Extraterritorial Certified Survey Map – 2844 W St. Lawrence Avenue

Review and consideration of a one-lot Certified Survey Map for the property located at 2844 W St. Lawrence Avenue in the Town of Beloit

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

Commissioner Johnson moved to approve the Extraterritorial Certified Survey Map, Commissioner Weeden seconded the motion. The motion passed, voice vote.

5. Street Vacation – Intersection of Maple Avenue and Fourth Street

Review and consideration of a petition to vacate a small part of Maple Avenue right-of-way west of Fourth Street adjacent to the property located at 1500 Fourth Street

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

Commissioner Johnson moved to approve the Street Vacation, Commissioner Ruster seconded the motion. The motion passed, voice vote.

6. Planned Unit Development – Welcome Center – 1500 Fourth Street

Public hearing, review and consideration of a Planned Unit Development Master Land Use Plan for the construction of Beloit School District administrative offices and Welcome Center for the property located at 1500 Fourth Street

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

Councilor Leavy questioned if the developers were aware of some of the electrical wires that were underground when they redid the street years ago. Ms. Christensen stated that it would be in the right-of-way and not on the private property, and if it was in the vacated right-of-way that engineering would make note for it to be relocated, if necessary.

Commissioner Faragher questioned why the signage was included in the PUD and why there is a non-inclusion for an Electrically Variable Message sign for the Beloit School District Administrative Office. Ms. Christensen explained that the Zoning Ordinance allows for signs to be addressed as a part of the PUD. Ms. Christensen also indicated that having an EVM sign can be distracting to traffic on the corner, and the school district is not requesting one at this time.

Commissioner Weeden questioned if the City was approving the outdoor seating on the second floor rooftop as a part of the PUD or will they have to come back. Drew Pennington, Director of Planning and Building Services, indicated that it will be a part of the break room and will not have to come back to Plan Commission for review.

Bill Dorr, 836 Church Street, questioned what will be happening with the Kolak building. Ms. Christensen stated the City may be looking at the Kolak building reuse as a part of the Comprehensive Plan update. The City is currently in the process of updating the Comprehensive Plan. Ms. Christensen mentioned that having good facilities does make people want to come to Beloit and could increase enrollments.

Joe Stadelman, 2431 E Ridge Rd, representing Angus Young Associates, was in attendance to answer any questions about the project. Commissioner Weeden asked whether a Phase One had been completed yet and what the results were. Mr. Stadelman stated that the Beloit Foundation was the former owner of the property, and the site had contamination in the soil. The Beloit Foundation initiated the process for the Voluntary Property Limit Exemption (VPLE) and that process was completed after the property transferred the land to Beloit 2020. The DNR approved the VPLE so any contamination is managed through the VPLE program and under the insurance liability program. Commissioner Weeden asked if

there have been any evaluations of the groundwater and if there any contamination would flow into the river. Mr. Stadelman stated that he would have to get that information from the environmental engineer.

Mark Preschul, 1266 McKinley Avenue, asked how the PUD affects the plans for bike paths in the area. Ms. Christensen stated that it will not affect the plans for the future of the bike path, as they were not intended to be located on this property. Mr. Christensen mentioned that Phase 1 of the Campus Master Plan that was approved by the School Board has not been approved by the City Council at this point. The City Manager wants to have a joint City Council-School Board meeting to discuss the plan before bringing the plan to City Council for approval. This plan does include bike paths and pedestrian connections.

Jaymie Carpenter, 1821 Harrison Avenue, mentioned that she thinks the Welcome Center could be located in a different location and that the money could be used in a different area. She suggested using the vacant buildings already owned by the School District.

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

7. Zoning Map Amendment – 1500 Fourth Street

Public hearing, review and consideration of a Zoning Map Amendment from C-3, Community Commercial District, to PUD, Planned Unit Development District, for the property located at 1500 Fourth Street

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

Commissioner Johnson moved to approve the Zoning Map Amendment, Commissioner Ruster seconded the motion. The motion passed, voice vote.

8. Final Plat – 2750 Rachel Terrace

Review and consideration of the Final Plat of The Oaks No. 2 for the property located at 2750 Rachel Terrace

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

Commissioner Johnson moved to approve the Final Plat at 2750 Rachel Terrace, Commissioner Ruster seconded the motion. The motion passed, voice vote.

9. Conditional Use Permit – 419 Pleasant Street

Review and consideration of an amendment to the original application for a Conditional Use Permit to allow a rooftop seating area and to amend the layout of an existing Drive-Up

Automated Teller Machine (ATM) in the CBD-1, Central Business District-Core, for the property located at 419 Pleasant Street

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

John Gackstetter, Hendricks Commercial Properties, outlined the plans and location of the new rooftop seating area as well as the layout of the drive-up ATM.

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

10. Status Report on Prior Plan Commission Items

Drew Pennington, Director of Planning and Building Services, mentioned that the Comprehensive Plan Public Opinion survey has been out for a week and the steering committee will meet on February 15, 2018 at 4:15pm at the Beloit Public Library to discuss the results.

11. Adjournment

Commissioner Ruster moved to adjourn the meeting. Commissioner Weeden seconded the motion. Meeting adjourned at 7:58pm.

Minutes respectfully submitted by Amber DesRoberts.