



**Meeting Minutes
Beloit City Plan Commission
Wednesday, April 4, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit**

1. Call to Order and Roll Call

The meeting was called to order at 7:02pm. Commissioners Weeden, Ruster, Tinder, and Councilor Leavy were present. Commissioners Haynes, Johnson, Faragher, Finnegan were absent. Due to requirements for a quorum, Councilor Leavy acted as a voting member per Section 1.87(2)(c) of the Code of General Ordinances of the City of Beloit.

2. Approval of the Minutes of the March 21, 2018 Meeting

Councilor Leavy moved to approve the minutes. Commissioner Tinder seconded the motion. The motion passed, voice vote.

3. Conditional Use Permit – 555 Lawton Avenue - ABC Supply Company

Public hearing, review and consideration of a Conditional Use Permit to allow the replacement and expansion of an office building in an M-2, General Manufacturing District, for the property located at 555 Lawton Avenue

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

Joe Stadelman, 555 South River Street, President of Angus Young Associates, indicated that the Conditional Use was for an office use, and they are in the early phases on this project. The exact location, square footage, and height of the building have not been finalized. ABC Supply has purchased the site, but the agreement allows Cannonball thirty months from the date of the agreement day to move.

Ms. Christensen asked if they were going larger or smaller on the existing footprint on the lower level. Mr. Stadelman stated that the current concepts are larger than the existing footprint. One of the concepts has a basement that would have a vehicular door that would be mostly storage or mechanical space. It was accessible off of the southwest corner of the dock off Lawton and ABC Parkway. Ms. Christensen asked what they were going to do with the warehouse. Mr. Stadelman said the warehouse will be demolished because it doesn't benefit the project.

Commissioner Weeden asked how they plan to provide the required parking spaces. Mr. Stadelman mentioned that they need to work on a phased parking plan for this building.

Commissioner Weeden stated that he was comfortable with the office use but would like Mr. Stadelman to bring detailed site plans to Plan Commission for review.

Commissioner Weeden asked if we could give Mr. Stadelman some type of approval for the Conditional Use Permit to allow the redevelopment for office use purposes. Ms. Christensen stated that the Plan Commission could remove from the first condition the language "as shown on the site plan submitted with the application" and then add a condition that states the Site Plans will be submitted for Plan Commission approval prior to the issuance of a building permit.

Commissioner Ruster moved to approve the Conditional Use Permit as described by Ms. Christensen. Councilor Leavy seconded the motion. The motion passed, voice vote.

4. Status Report on Prior Plan Commission Items

Ms. Christensen stated the Attachment of E Ridge Road from the Town of Turtle was approved: the City Council suspended the rules and took action on Monday. The City Council held the public hearing for the Zoning Map Amendment for 1575 Prairie Avenue and laid it over under the rules, and the City Council suspended the rules and then approved the Zoning Map Amendment for 1905 Mound Avenue and 1950 Church Street on Monday. The Conditional Use Permit for the Rock was also approved by City Council.

The Parks Staff and Public Work's Director are preparing a new master park plan for Eagles Ridge Park. They are going to revise the plan from 2010 and try to get the Tax Increment Finance District (TIF) money allocated for park improvements expended this year.

The next Comprehensive Plan Steering Committee Meeting is scheduled for April 11, 2018 at Kolak.

5. Adjournment

Councilor Leavy moved to adjourn the meeting. Commissioner Tinder seconded the motion.

Meeting adjourned at 7:40pm.

Minutes respectfully submitted by Amber DesRoberts.