



**MINUTES
PLAN COMMISSION
2400 Springbrook Court, Beloit, WI 53511
7:00 PM
Wednesday, December 18, 2019**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Chairperson Faragher at 7:02PM. Commissioners Haynes, Robson, Weeden, Faragher, Finnegan, Ruster, and Councilor Preuschl were present. Commissioner Johnson was absent.

2. MINUTES

2.a. Consideration of the minutes of the December 4, 2019 Plan Commission meeting

Motion was made by Commissioner Robson, seconded by Commissioner Weeden to approve the minutes. Motion carried, voice vote.

3. PUBLIC HEARINGS

3.a. Consideration of a request for an exception to 34.21 (2)(c) of the Architectural Review and Landscape Code to waive the landscape strip requirement for the property located at 511 Public Ave

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

Commissioner Robson asked if Hendricks has to put in a landscape strip, how many parking stalls have to be taken away. Ms. Christensen stated that ten would need to be eliminated. Commissioner Weeden asked if this is a five foot landscape strip they are eliminating. Ms. Christensen said that it is a minimum of five feet. Commissioner Weeden and Robson asked if Hendricks can find two feet somewhere else, so they do not have to eliminate the landscape strip completely.

Chairperson Faragher opened the public hearing.

Glenn Serdar, representing Hendricks Commercial Properties, 525 Third Street, Beloit, said that he appreciates the City's allowing them to rezone the property to PUD so that they can have a mixed Residential and Commercial Development. Hendricks Commercial Properties looked into having the property zoned Central Business District,

but the retail and residential land uses did not fit the zoning requirements. Mr. Serdar stated they could pick up a few feet in the island by the perpendicular stalls.

Commissioner Robson asked about the area facing Public Avenue, whether it could be scaled back or could the parking stalls be diagonal facing Public Avenue. Mr. Serdar stated they plan to utilize the whole site and that taking ten feet out would wipe an entire row of parking stalls, but that it is possible that Hendricks could pick up two or three feet there with a partial wall to meet landscape code.

Commissioner Faragher closed the public hearing.

Commissioner Weeden made a motion to layover the item to allow the applicant to come up with a plan that would provide a landscape strip along Public Avenue. Commissioner Robson seconded the motion. Motion carried, voice vote.

4. **REPORTS**

4.a. **Consideration of an Underground Electrical Easement to Wisconsin Power & Light on the property located at 1111 Elaine Drive**

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

Motion made by Commissioner Haynes and seconded by Commissioner Robson. Motion carried, voice vote.

4.b. **Consideration of a three-lot Certified Survey Map for the property located at 2000 Sutler Avenue**

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

Motion made by Commissioner Finnegan and seconded by Commissioner Ruster. Motion carried, voice vote.

4.c. **Consideration of a one-lot Certified Survey Map to combine the properties located at 2924 Wyetta Drive and 2951 Kennedy Drive**

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

Motion made by Commissioner Haynes and seconded by Commissioner Weeden. Motion carried, voice vote.

4.d. Appointment of a Plan Commissioner to the Greater Beloit Economic Development Corporation (GBEDC)

Commissioner Haynes nominated Commissioner Weeden to represent the Plan Commission at GBEDC. Commissioner Robson seconded the motion. Motion carried, voice vote.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen said that at Monday's City Council meeting, the City Council held the Public Hearing for the rezoning for Visit Beloit and approved the Subdivision and Sign Ordinance Amendments. Ms. Christensen stated that the closing for Amazon was scheduled for December 18, 2019. January 6, 2019 will be the first City Council meeting back at City Hall.

6. ADJOURNMENT

Motion was made by Commissioner Haynes, seconded by Commissioner Robson to adjourn the meeting. Motion passed, voice vote. Meeting was adjourned at 7:55 PM.

Respectfully submitted by Amber DesRoberts.