



**MINUTES  
PLAN COMMISSION  
City Hall Forum  
100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, May 6, 2020**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order by Chairperson Faragher at 7:00PM. Commissioners Faragher, Weeden, Finnegan, Johnson, Ruster and Councilor Preuschl were available on the phone. Commissioner Haynes and Robson were absent.

**2. NOMINATION AND ELECTION OF OFFICERS**

**2.a. Nomination and election of Chairperson**

Commissioner Ruster nominated Commissioner Weeden for Chairperson, and it was seconded by Commissioner Johnson. Roll call vote (5-0), motion passed.

**2.b. Nomination and election of Vice-Chairperson**

Commissioner Faragher nominated Commissioner Ruster for Vice-Chairperson, and it was seconded by Commissioner Johnson. Roll call vote (5-0), motion passed.

**3. MINUTES**

**3.a. Consideration of the minutes of the April 22, 2020 Plan Commission meeting**

Commissioner Weeden indicated that there was a mistake in the minutes related to who called the meeting to order, but Julie updated the minutes and the corrected version is in the packet. Commissioner Faragher made a motion, seconded by Commissioner Ruster to approve minutes. Roll call vote (5-0), motion passed.

**4. PUBLIC HEARINGS**

**4.a. Consideration of a Conditional Use Permit to allow all-day school-age daycare for the property located at 1230 House Street**

Julie Christensen presented the staff report and recommendation.

Commissioner Weeden opened the public hearing.

Ms. Christensen stated that there was a concern from a neighboring property about displaying artwork on the fencing. Marilyn Sloniker stated that she would not be displaying any artwork in the fences like the previous owner had done.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Finnegan, seconded by Commissioner Faragher to approve the Conditional Use Permit. Roll call vote (5-0), motion passed.

**4.b. Consideration of an amendment to the Planned Unit Development Master Land Use Plan to allow for the sale of landscaping materials on the property located at 2426 Prairie Avenue**

Julie Christensen presented the staff report and recommendation.

Commissioner Weeden asked if the portion of the property that is being proposed for the sale of landscaping materials is the same as the area for the duplexes. Julie Christensen explained that it is in the area designated for duplexes, but that there is still room for the duplexes.

Commissioner Weeden opened the public hearing.

Aaron Nilson, 2426 Prairie Ave, owner of Aurum Contracting, stated that the sale of landscaping materials will take up a portion of the original duplex plan. Mr. Nilson said that the concrete blocks can easily be taken down, so that they can put up the duplexes later. Commissioner Faragher asked what they will be doing with the driveway, and if it can be removed when the duplexes are built. Mr. Nilson stated he can remove it.

Councilor Preuschl asked Mr. Nilson if he understands all nine proposed conditions. Mr. Nilson says he does. Commissioner Faragher asked if there were any questions or comments from neighboring properties. Ms. Christensen stated that the comment was included in the packet and related to concerns about trucks speeding through neighborhood which the owner indicates have been addressed since the driveway on Virginia was installed.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Faragher, seconded by Commissioner Ruster to approve the amendment to the Planned Unit Development Master Land Use Plan. Roll call vote (5-0), motion passed.

**4.c. Consideration of a Conditional Use Permit to allow a School in a C-3, Community Commercial District, for the Eclipse Center property located at 600 Henry Avenue**

Julie Christensen presented the staff report and recommendation.

Commissioner Faragher asked if the building is connected or freestanding. Ms. Christensen said it is a freestanding building with a new parking area.

Commissioner Weeden opened the public hearing.

Commissioner Weeden asked about code requirement four, that if they do not finish before the twelve months what happens. Ms. Christensen stated that the City would have to amend the Conditional Use Permit (CUP) by going through the same public process being followed for the original CUP. Commissioner Weeden asked if the CUP would be for any school or just a charter school. Ms. Christensen said it is specifically for the charter school.

Commissioner Faragher asked if it was still possible to drive around the entire building, and Ms. Christensen said that it was possible. He then asked if the bus access was restricted to buses only. Frank McKearn, representing R.H. Batterman, said it will be restricted to buses only.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Finnegan, seconded by Commissioner Faragher to approve the CUP. Roll call vote (5-0), motion passed.

## **5. REPORTS**

### **5.a. Consideration of a Resolution approving a one-lot Certified Survey Map for the property located at 600 Henry Avenue**

Julie Christensen presented the staff report and recommendation.

Motion made by Commissioner Finnegan and seconded by Commissioner Ruster to approve the resolution. Roll call vote (5-0), motion passed.

### **5.b. Consideration of a Resolution approving a three-lot Certified Survey Map for the property located at 720 Gateway Boulevard**

Julie Christensen presented the staff report and recommendation.

Motion made by Commissioner Faragher and seconded by Commissioner Finnegan to approve the resolution. Roll call vote (5-0), motion passed.

### **5.c. Consideration of a Resolution approving an Extraterritorial one-lot Certified Survey Map to combine the parcels at 2639 St. Lawrence Ave in the Town of Beloit**

Julie Christensen presented the staff report and recommendation.

Motion made by Commissioner Ruster and seconded by Commissioner Faragher to approve the resolution. Roll call vote (5-0), motion passed.

**6. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Julie Christensen explained that the Final Plat for Eagles Ridge No. 4 was on Council for Monday, but the City Council laid it over until the Development Agreement was also ready for City Council action.

**7. ADJOURNMENT**

Motion made by Faragher, and seconded by Ruster to adjourn the meeting. Motion carried, voice vote (5, 0). Meeting was adjourned at 8:00PM.

Respectfully submitted by Amber DesRoberts.