

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, March 17, 2021

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Robson, Toral, Finnegan, Ramsden, Ruster, and Councilor Preuschl were present.

2. MINUTES

2.a. Consideration of the minutes of the March 3, 2021 Plan Commission meeting

A motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion carried, roll call vote.

3. PUBLIC HEARINGS

3.a. Consideration of a Conditional Use Permit to allow the sales, possession, and consumption of alcoholic beverages in a PLI, Public Lands and Institutions District, for the property located at 850 Pleasant Street (Beloit College Powerhouse)

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

Commissioner Robson asked if they would be selling just wine and beer or all alcoholic beverages. Ms. Christensen stated she is not sure what kind of Alcohol License the applicant is applying for, and that would be handled through the Alcohol Committee. Councilor Preuschl asked if the applicant needs the Conditional Use Permit (CUP) to apply for the Alcohol License. Ms. Christensen stated the applicant does need to have the CUP prior to applying for the alcohol license. Commissioner Weeden indicated that he was concerned about whether they would be selling alcohol around the athletic events, as that is not allowed under NCAA rules. Councilor Preuschl commented that he thought they wanted to be able to have alcohol at special events. Ms. Christensen stated that Plan Commission is really evaluating if alcohol uses are acceptable here based on the Findings of Fact.

Commissioner Weeden opened and closed the public hearing.

Motion was made by Commissioner Robson to approve the CUP to allow the sales, possession, and consumption of alcoholic beverages in a PLI District, seconded by Commissioner Ramsden. Motion carried, roll call vote. Commissioner Toral works for Beloit College, so he abstained from the vote. (4-1-1)

4.a. **Consideration of an amendment to the zoning map from R-1A, Single Family Residential District, to R-1B, Single Family Residential District, for the property located at 2222 Canterbury Drive**

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

Commissioner Robson asked about the comment from the Murray family about the density, and the one way in and out of the development. She asked if the Fire Department had reviewed this plat. Ms. Christensen stated the Fire Department has looked into this and are agreeable to the two cul-de-sacs. The development is laid out as proposed in order to preserve the environmental features of the land itself, specifically the floodplain and natural drainage areas. In addition, to construct a street through this site would be expensive and would not result in a lot layout. Ms. Christensen stated that the long dead-end is a pre-existing condition. The developer is not improving the situation, but they are also not making it any worse. If it becomes problematic, perhaps the City could provide an access point through the park.

Commissioner Robson stated that it is a good idea to not have a through street because people would take shortcuts through the neighborhood.

Ms. Christensen stated the water main will run through the site through a twenty foot easement, and the City is proposing a street name change from Deer Path Way to Coyote Court. The name change would need to be approved by City Council, and residents would be notified of the change. The post office is requiring cluster mailboxes in new subdivisions.

Commissioner Robson asked if the children would be attending the Beloit School District. Ms. Christensen stated the proposed lots are located in the Beloit School District. Commissioner Ramsden asked who will be maintaining the open space between the two cul-de-sacs because it looks unsightly. Ms. Christensen stated that the developer will be responsible for maintenance.

Commissioner Weeden opened the public hearing.

Frank McKearn, 2857 Bartells Drive, Engineer at Battermans, explained that Outlot 3, as presented, is for woodland preservation and storm water management. It will be owned and maintained by the home owners association, and the intent is to save the two large oak trees.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Robson to approve the Zoning Map Amendment for 2222 Canterbury Drive, seconded by Commissioner Ramsden. Motion carried, roll call vote. (6-0)

4.b. **Consideration of a Resolution approving the Preliminary Plat of Deerfield Estates Second Addition for the property located at 2222 Canterbury Drive**

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

Commissioner Weeden opened and closed the public hearing.

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the Resolution. Motion carried, roll call vote. (6-0)

4.c. **Consideration of an amendment to the zoning map from M-2, General Industrial District, to C-3, Community Commercial District, for the property located at 3155 Prairie Ave**

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

Commissioner Weeden opened the public hearing.

Seth Waddell, Real estate manager with Kwik Trip, stated they look forward to coming to Beloit and getting the C-3 zoning approved will help move the project forward. Councilor Preuschl was wondering what they will be bringing to Beloit. Mr. Waddell stated there will be 9,500 square foot in the building with the car wash, canopy for 20 fueling locations, and a side diesel canopy.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Finnegan, seconded by Commissioner Ruster to approve the zoning map amendment. Motion carried, roll call vote. (6-0)

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

Ms. Christensen stated that the City Council approved the annexation plat for 1945 Prairie Avenue and the Comprehensive Plan Amendment for 3155 Prairie Avenue. For the ordinance amending the Zoning Map for 2315 Prairie Avenue, City Council held a public hearing and first reading. The next Plan Commission meeting is scheduled for April 7, 2021.

5. **ADJOURNMENT**

Motion made by Commissioner Ruster, and seconded by Commissioner Robson to adjourn. Motion carried, roll call vote. (6-0) Meeting was adjourned at 7:45 PM.