



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, June 23, 2021

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the June 9, 2021 Plan Commission meeting

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

3. PUBLIC HEARINGS

3.a. Consideration of a Resolution approving a Preliminary Plat called Elmwood Commons Plat 1 for the property located at 2545 Kadlec Drive

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

Councilor Preuschl asked Ms. Christensen if the City could require connection to the south. Ms. Christensen stated the City cannot require connection to Elmwood Drive as requested by the neighbor, because the applicant does not own the land to the South. Councilor Preuschl stated that he was surprised that the Fire Department and Department of Public Works did not make a requirement to connect. Ms. Christensen stated that there are only eight additional lots, but if they get into future phases, they would require it to connect to Elaine Drive.

Commissioner Weeden asked if the owner owns the lot to the South. Ms. Christensen stated that they do not.

Commissioner Weeden opened the public hearing and closed the public hearing.

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

3.b. Consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to PLI, Public Lands and Institutions District, for the property located at 901 Harrison Avenue

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

Commissioner Robson asked Ms. Christensen to list all the permitted and conditional uses under the Public Lands and Institutions zoning. Ms. Christensen read the list of permitted and conditional uses. Ms. Christensen stated that Commissioner Robson had asked if the property was located in the Historic District, and she said it was located just outside of the Historic District.

Commissioner Ramsden asked if the neighbors have been notified yet. Ms. Christensen stated that City staff published a notice in the newspaper and neighbors have been notified within 150 feet of the subject property. No comments were received.

Commissioner Robson stated that under the surrounding uses, the staff report indicates that the five point's commercial district anchors it. The College Park historic district and Merrill Historic District are nearby, and she said that she was curious why staff did not include the College Park Historic district in this section, since it is only a half block from the property. Ms. Christensen stated she did not think to include the College Park Historic District because the property is not in the district itself.

Commissioner Weeden opened the public hearing.

Andrea Fjalstad, 5536 E Colley Road, explained that the building has brand new furnaces, and the building is in great shape and is set up to be a daycare and would be an asset to the community.

Commissioner Weeden asked Ms. Fjalstad if there is playground equipment there or do they plan to put in a playground. Ms. Fjalstad said that there is no playground there now, but they do plan to put up a fence, basketball hoops, and a playground.

Councilor Preuschl stated that there is a definitely a need for daycare centers in Beloit, and he encourages her and is happy to see a vacant building become occupied. Councilor Preuschl stated that as long as she is able to do it herself he does not see how it would not succeed.

Commissioner Robson asked Ms. Fjalstad if she owns the church. Ms. Fjalstad stated she does not yet, and they approved her offer that is contingent on the rezoning. However, if the zoning remains single family building, they will not purchase it.

Commissioner Weeden closed the public hearing.

Commissioner Finnegan asked Ms. Christensen how the property was zoned R-1 instead of PLI. Ms. Christensen stated that not all churches are zoned PLI since they are allowed or conditional in most districts.

Commissioner Robson stated she is sympathetic to the need for daycares, but this is a slippery slope. This area is located in a fragile neighborhood. Commissioner Robson said this could end up with more than just a daycare if the property were to ever be sold, and that could harm the neighborhood.

Commissioner Ramsden stated if the Commission denies the PLI request, can they still get approval for a daycare with a Conditional Use Permit. Ms. Christensen explained that daycare centers are conditional in R-1A and R-1B, and she can have a daycare with a Conditional Use Permit.

Commissioner Ruster asked what additional work they would need to do to be able to purchase the property and put in a daycare if the PLI zoning is denied. Ms. Christensen stated that the applicant would need to apply for a Conditional Use Permit (CUP) for a daycare, put together a site plan which would show where the play areas would be, and then it would come back to Plan Commission and City Council. Commissioner Robson asked would they need to change the zoning or can they just apply for the CUP if they still want to operate a daycare. Ms. Christensen explained that they would just need to apply for the CUP.

Motion made by Commissioner Finnegan, seconded by Commissioner Anderson to approve the Zoning Map Amendment. Motion failed, roll call vote (3-3).

3.c. **Consideration of a Zoning Map Amendment from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District, for the property located at 2021 E Ridge Road**

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

Commissioner Weeden opened and closed the public hearing.

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

4. **REPORTS**

4.a. **Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 9024 S Suburban Drive in the Town of Turtle**

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

Commissioner Anderson asked if the applicant got a building permit because they are almost finished with the building. Ms. Christensen stated they are located in the Town of Turtle, so the City does not issue the building permit. The City only has the opportunity to review the land division. Commissioner Ramsden asked if it was north of Hart Rd. Ms. Christensen said yes it is.

Motion was made by Commissioner Robson, seconded by Commissioner Anderson to approve the Extraterritorial one-lot Certified Survey Map. Motion carried, roll call vote (6-0).

4.b. **Consideration of an Ordinance to create sections 30.31(3)(d) and (e) of the Code of General Ordinances for the City of Beloit relating to sign area bonuses for on-premise signs**

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

Ms. Christensen stated that the 90 percent bonus would make Verizon and Jiffy Lube comply with code and would not have to have the exception and the same holds true for the 50 percent. Mavis Tire would still need an exception at 90 percent, and at 100 percent all would be able to meet code. Ms. Christensen explained that both Mavis Tire and Jiffy Lube decided to just comply with code. Mavis was laid over to allow them the opportunity to work with staff on a compromise, and Jiffy Lube was denied an exception and been given the option to appeal.

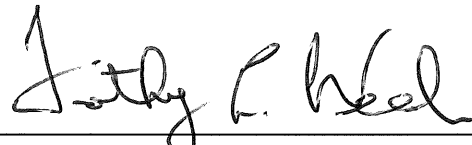
Motion was made by Commissioner Ramsden, seconded by Commissioner Ruster to approve the Sign Ordinance Amendment. Motion carried, roll call vote (6-0).

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

Ms. Christensen provided the following updates: City Council denied the Conditional Use Permit for 550 W Grand Ave and approved the Natural Gas Easement for 1901 Gateway Blvd. Jiffy Lube decided to just comply with the Sign Ordinance. The next Plan Commission meeting is scheduled for July 7, 2021.

6. **ADJOURNMENT**

Motion made by Commissioner Robson, and seconded by Commissioner Ruster to adjourn into a workshop to discuss the Sign Ordinance. Motion carried, roll call vote (6-0). Meeting adjourned to a workshop at 7:40 PM. The workshop that was held after meeting adjourned at 8:04PM.



Timothy Weeden, Chairman