



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

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the June 23, 2021 Plan Commission meeting

Motion was made by Commissioner Ramsden, seconded by Commissioner Anderson to approve the minutes. Motion carried, roll call vote (4-0).

3. PUBLIC HEARINGS

3.a. Consideration of a Zoning Map Amendment from M-2, General Manufacturing District, to C-3, Community Commercial District, for the property located at 1555 Willowbrook Road

Drew Pennington, Director of Planning and Building Services, presented the staff report and recommendation.

Commissioner Weeden opened the public hearing.

Jack Gill, 1702 Park Ave, President of the Credit Union, stated that the business is expanding and growing and they need a new location in Beloit to continue doing business.

Commissioner Weeden closed the public hearing.

Motion was made by Commissioner Anderson, seconded by Commissioner Finnegan to approve the Zoning Map Amendment. Motion carried, roll call vote (4-0).

4. REPORTS

4.a. Consideration of the annexation of two lots South of 2030 Porter Avenue from the Town of Beloit to the City of Beloit

Drew Pennington, Director of Planning and Building Services, presented the staff report and recommendation.

Commissioner Anderson asked what the purpose for the annexation is since sewer service is not needed. Mr. Pennington stated that the primary purpose is to meet off-street parking requirements, and the applicant reached out to the City of Beloit to get it zoned Industrial for off street parking. Commissioner Anderson asked if Mr. Pennington knew why the parking lot could not be developed in the Town, and Mr. Pennington stated that he was not involved but that it could be prohibited by the R-1 zoning in the Town.

Commissioner Weeden asked if there was going to be truck traffic that is coming and going from the site. Mr. Pennington stated that it would most likely be box truck traffic but not semi-trucks. Commissioner Weeden asked if the traffic would be using Henderson or Porter Ave. Mr. Pennington stated that traffic would use Porter Ave, and that the East-West alley shown on the preliminary site plan connects to Nelson Ave in Town of Beloit and would need their approval.

Motion was made by Commissioner Ramsden, seconded by Commissioner Anderson to approve the annexation. Motion carried, roll call vote (4-0).

4.b. Consideration of the annexation of 2317 Forest Avenue from the Town of Beloit to the City of Beloit

Drew Pennington, Director of Planning and Building Services, presented the staff report and recommendation.

Motion was made by Commissioner Ramsden, seconded by Commissioner Finnegan to approve the annexation. Motion carried, roll call vote (4-0).

4.c. Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 1633 E Huebbe Parkway in the Town of Beloit

Drew Pennington, Director of Planning and Building Services, presented the staff report and recommendation.

Motion was made by Commissioner Finnegan, seconded by Commissioner Anderson to approve the Extraterritorial CSM. Motion carried, roll call vote (4-0).

4.d. Consideration of a Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located at 907 and 921 E Inman Parkway in the Town of Beloit

Drew Pennington, Director of Planning and Building Services, presented the staff report and recommendation.

Motion was made by Commissioner Anderson, seconded by Commissioner Finnegan to approve the Extraterritorial CSM. Motion carried, roll call vote (4-0).

4.e. **Consideration of a request to acquire a portion of the property located at 1304 Fourth Street for public right-of-way**

Drew Pennington, Director of Planning and Building Services, presented the staff report and recommendation.

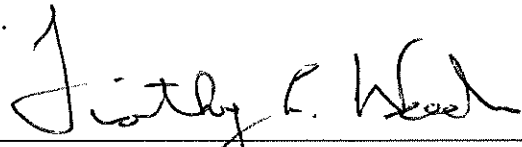
Motion was made by Commissioner Ramsden, seconded by Commissioner Anderson to approve the acquisition of a portion of 1304 Fourth Street for public right-of-way. Motion carried, roll call vote (4-0).

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

Mr. Pennington provided the following updates: City Council had the first reading and laid over the Zoning Map Amendment for 901 Harrison Ave, the Zoning Map Amendment for 2021 E Ridge Road, and the Sign Ordinance Amendment bonuses. The next Plan Commission meeting is scheduled for July 21, 2021.

6. **ADJOURNMENT**

The Chairman adjourned the meeting at 7:25 PM.



Timothy Weeden, Chairman