

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, September 7, 2022

1. CALL TO ORDER AND ROLL CALL

Chairperson Weeden called the meeting to order at 7:00 PM. Chairperson Weeden, Commissioners Janke, Ramsden, Jacobsen, Flesch, Toral, Anderson, and Councilor Dunkin were present.

2. MINUTES

2.a. Consideration of the minutes of August 3, 2022 Plan Commission meeting

Motion was made by Commissioner Ramsden seconded by Commissioner Jacobsen to approve the minutes. Motion prevailed, voice vote (7-0).

3. PUBLIC HEARINGS

3.a. Consideration of an Ordinance to repeal and recreate Section 2-500, to amend Sections 5-804(b), 2-109, 2-103(b), and Tabular Summary of Development Review Procedures of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit and to amend Section 1.77(6)(a)3 of the Code of General Ordinances of the City of Beloit pertaining to Conditional Use Permits

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

Councilor Dunkin wanted to thank Ms. Christensen, City staff, and Plan Commissioners for taking this Ordinance change on, and if they need to change it in the future they can.

Chairperson Weeden asked if the last sentence in the section 2-508 called Minor Alterations of Conditional Use addresses a dispute whether an alteration or addition is minor. Chairperson Weeden asked if the dispute will be with the staff and the applicant, staff with the Plan Commissioners, or with Council. Ms. Christensen said that the standard language says minor changes can be approved by the zoning officer, and major changes would come back to Plan Commission. Ms. Christensen stated that if the applicant thinks something is a minor change and staff thinks it is major, Plan Commission would handle those cases.

Chairperson Weeden opened and closed the public hearing.

Commissioner Janke moved to approve the Ordinance to repeal and recreate Section 5-804(b), 2-109, 2-103(b), and Tabular Summary of Development Review Procedures of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances, seconded by Commissioner Flesch. Motion prevails, roll call vote (7-0).

4. REPORTS

4.a Consideration of an easement to the City of Beloit from Martin Lee LLC over the property located at 2757 Prairie Avenue

Julie Christensen, Community Development Director, presented the staff report and recommendation. Ms. Christensen explained that there was a mistake in the exhibits, which would be corrected before signing.

Chairperson Weeden asked if the Plan Commission needs to approve the Easement as amended. Commissioner Flesch explained that the legal description is correct in the exhibit, but the exhibit is not visually correct. Councilor Dunkin asked if City Council will get the revised one when it is done. Ms. Christensen said that when it is submitted to City Council, the exhibits will be the correct ones.

Commissioner Anderson moved to approve the easement to the City of Beloit from Martin Lee LLC at the property located at 2757 Prairie Avenue, seconded by Commissioner Ramsden. Motion prevails (7-0), voice vote.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

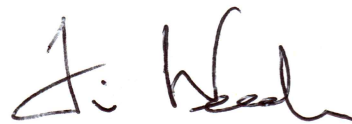
Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. Ms. Christensen said the next Plan Commission meeting is scheduled for September 21, 2022.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items.

7. ADJOURNMENT

Commissioner Jacobsen moved to adjourn the meeting, seconded by Commissioner Flesch at 7:30 PM. Motion carried, voice vote (7-0).



Tim Weeden, Chairperson