

MINUTES
CITY OF BELOIT BOARD OF APPEALS
City Hall Forum, 100 State Street, Beloit, WI 53511
7:00 PM
Tuesday, December 13, 2022

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Beloit Board of Appeals was held on Tuesday, December 13, 2022, in The Forum of Beloit City Hall, 100 State Street. Chairperson David Baker called the meeting to order at 7:01 PM. Hilary Rottmann, Planner II, called the roll. Present were: Dustin Gronau, John Petersen, David Baker, Mark Preuschl, and Susan Adams.

2. ELECTION OF OFFICERS

Ms. Adams nominated Mr. Baker as Chair, which was seconded by Mr. Preuschl. Mr. Baker accepted the nomination. The motion passed (5-0), voice vote. Mr. Gronau nominated Ms. Adams as Vice-Chair, which was seconded by Mr. Preuschl. Ms. Adams nominated Mr. Gronau, no second was provided. Motion fails. Ms. Adams accepted the nomination. The motion passed (4-1), voice vote. Ms. Adams nominated Mr. Gronau as 2nd Vice-Chair, which was seconded by Mr. Preuschl. Mr. Gronau accepted the nomination. The motion passed (5-0), voice vote.

3. APPROVAL OF MINUTES

3.a. Consideration of the Minutes of the April 6, 2022 Meeting

Mr. Preuschl made a motion to approve the April 6, 2022 minutes as submitted. Mr. Gronau seconded the motion. The motion passed (5-0), voice vote.

3.b. Consideration of the Minutes of the April 12, 2022 Meeting

Mr. Peterson made a motion to approve the April 12, 2022 minutes as submitted. Ms. Adams seconded the motion. The motion passed (5-0), voice vote.

3.c. Consideration of the Minutes of the April 21, 2022 Meeting

Mr. Baker made a motion to approve the April 21, 2022 minutes as submitted. Mr. Gronau seconded the motion. The motion passed (5-0), voice vote.

4. PUBLIC HEARINGS (VARIANCE REQUESTS)

4.a. Consideration of an application from Tamera Putnam for an Area Variance to Sections 7.3 of the City of Beloit Zoning Ordinance to allow an attached garage within a side and rear yard setback area in a C-1, Office District, for the property located at 417 Liberty Avenue

Ms. Rottmann reviewed the staff report. The Board did not have any questions on the staff report. The public hearing was opened at 7:04 PM. Ms. Putnam stated that she has had multiple break-ins to her work vehicles, and equipment has been stolen. The size of the vehicles requires a larger door opening than the norm. The lot is too small

for a detached garage to meet setbacks and fit the vehicles. Rodney Bock, property owner of 423 Liberty Avenue to the west of the subject property stated that he was in favor of granting the variance. The public hearing closed at 7:16 PM.

Mr. Peterson indicated that he was in favor of the variance. Mr. Baker clarified the property boundaries and how far the garage would be set back from the east property line. Mr. Preuschl stated this project fits the criteria for granting a variance, and he was in favor of approval. Mr. Gronau believes this is needed for the business to continue.

Ms. Adams made a motion to approve the Area Variance to Sections 7.3 of the City of Beloit Zoning Ordinance to allow an attached garage within a side and rear yard setback area in a C-1, Office District, for the property located at 417 Liberty Avenue as presented. Mr. Peterson seconded the motion. The motion passed (5-0), voice vote.

5. CONSIDERATION OF PROPOSED CHANGES TO BOARD'S RULES OF PROCEDURE


5.a. Rules of Procedure

Mr. Pennington, Economic Development Director, provided a summary of the Rules of Procedure. He explained that this was an item for their review and would be acted on at a future meeting. He indicated some changes were required to be in compliance with City Ordinance and State Statutes. The attorneys that represented the city during this case suggested these updates.

Mr. Pennington asked the Board to consider Article Four, regarding contested case hearing. This portion of the Rules is proposed for removal. This section allowed the hearing to run like a circuit court proceeding, having this within the rules is not required by city ordinance or state statute and has a significant cost associated with it. The board was in favor of reviewing and amending the rules and procedures at a future date.

6. ADJOURNMENT

Ms. Adams made a motion to adjourn, which was seconded by Mr. Petersen. The meeting adjourned at 7:28 PM.



David Baker, Chairperson