



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, March 20, 2024

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Jacobsen, Flesch, Janke, Anderson, and Councilor Day were present. Commissioner Elliott was absent. Commissioner Abarca arrived at 7:01PM.

2. MINUTES

There were no minutes to consider.

3. PUBLIC HEARINGS

3.a. Consideration of Resolution 2024-008 approving a Conditional Use Permit to allow a drive-through use on the property located at 1450 Fourth Street

Julie Christensen, Community Development Director, presented the staff report and recommendation. She also explained that there was a public comment received from the School District of Beloit.

Chairperson Ramsden opened the public hearing.

A representative from Excel Engineering was in attendance and stated that he was there to answer any questions that the Commissioners may have. He explained that regarding the public comment, outdoor waste receptacles can be provided near the right-of-way to collect any waste in addition to the proposed dumpster enclosure shown on the plans.

Chairperson Ramsden closed the public hearing.

Commissioner Anderson moved to approve Resolution 2024-008, seconded by Commissioner Abarca. Motion prevailed, voice vote (6-0).

3.b. Consideration of Ordinance No. 3831 amending the Zoning District Map of the City of Beloit for the properties located at 510 and 830 Froebel Drive

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Abarca moved to approve Ordinance No. 3831, seconded by Commissioner Janke. Motion prevailed, voice vote (6-0).

3.c. **Consideration of Ordinance No. 3830 amending the Zoning District Map of the City of Beloit for the property located at 1151 East Grand Avenue**

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

Chairperson Ramsden asked if a parcel is blocking the road. Ms. Christensen said that there is a parcel in the right-of-way, according to the Sidwell map. Commissioner Flesch stated that it could be a contaminated property.

Chairperson Ramsden opened the public hearing.

Kevin Leavy, Beloit, Wisconsin, Deacon for Emmanuel Baptist Church, said that the church has been in the community for over a hundred years. Mr. Leavy stated they are doing some new things to the church, such as new signage and some remodeling. Mr. Leavy appreciates the Plan Commissioner's support.

Chairperson Ramsden closed the public hearing.

Commissioner Jacobsen moved to approve Ordinance No. 3830, seconded by Commissioner Janke. Motion prevailed, voice vote (6-0).

4. **REPORTS**

4.a. **Consideration of an Extraterritorial Final Plat of Riverstone Subdivision Plat 2 in the Town of Beloit**

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

Commissioner Jacobsen was curious about the comments that were made on the water department being notified, and if it was in the 208 district or is it in the Town of Beloit. Ms. Christensen said that the sewer is going to our plant, but the Town of Beloit is responsible for maintenance of the sewer. The City of Beloit is in charge of the water utility. There are water agreements with the jurisdictions. Typically, engineering has

provided that comment. Perhaps they have had some issues with notification from other subdivisions.

Commissioner Anderson moved to approve the Extraterritorial Final Plat of Riverstone Subdivision Plat 2, seconded by Commissioner Flesch. Motion prevailed, voice vote (6-0).

4.b. **Consideration of Resolution 2024-009 approving a one-lot Extraterritorial Certified Survey Map on 800 block of East Club Lane in the Town of Beloit**

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

Chairperson Ramsden asked if the setbacks in the Town of Beloit are the same in the City of Beloit. Ms. Christensen said she is not sure. Chairperson Ramsden said that it seems like they are trying to jam a house onto the lot.

Commissioner Flesch moved to approve Resolution 2024-009, seconded by Commissioner Abarca. Motion prevailed, voice vote (6-0).

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

Ms. Christensen updated the Plan Commission on actions taken by City Council related to items previously reviewed by Plan Commission.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. She notified the Commission that the April 3 meeting will be cancelled, so the next meeting is scheduled for April 17, 2024.

7. **ADJOURNMENT**

Commissioner Abarca made a motion to adjourn the meeting, seconded by Commissioner Flesch at 7:25PM. Motion carried, voice vote (6-0).



Mike Ramsden, Chairperson