



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, June 19, 2024

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the Minutes of the June 5, 2024 meeting

Commissioner Abarca moved to approve the minutes, seconded by Commissioner Anderson. Motion carried, voice vote (5-0).

3. PUBLIC HEARINGS

There were no public hearings.

4. REPORTS

4.a. Consideration of Resolution 2024-011 approving a two-lot plus one-outlot Certified Survey Map for the properties located at 647 College Street and 722 Chapin Street in the City of Beloit

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

Chairperson Ramsden explained the concern that Commissioner Winkelmann had about the loss of the parking lot and the location of the central air units. Dan Schooff, Beloit College, stated that Commissioner Winkelmann was correct about the lines and that the new CSM has corrected the lines. Mr. Schooff stated that they plan to sell both buildings. Mr. Schooff said that they do not want to be a landlord anymore, and parking is tight in the neighborhood. They do plan to take care of the parking lot as sort of a transaction deal; the owners let them use some of the parking lot while the College removes the snow.

Mr. Schooff stated that the Beloit College administration is aware of the parking issues in the residential neighborhood. He indicated that he has had conversations with the Landmarks Commission and other neighborhood stakeholders about these issues. Mr. Schooff said the one key things along Church Street is to keep it residential, and the parking problems did not get solved and they plan to attend to the parking lot.

Commissioner Jacobsen made a motion to approve Resolution 2024-011, seconded by Commissioner Abarca. Motion carried, voice vote (5-0).

4.b. **Consideration of Resolution 2024-017 approving a one-lot Certified Survey Map for the property located at 2067 Shopiere Road in the City of Beloit**

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

Commissioner Flesch made a motion to approve Resolution 2024-017, seconded by Commissioner Jacobsen. Motion carried, voice vote (5-0).

4.c. **Consideration of Resolution 2024-018 recommending approval of the Comprehensive Plan 2045. (The City of Beloit Comprehensive Plan 2045 is available for review on the project website)**

Hilary Rottmann, Planner II, presented the staff report and recommendation. She presented a powerpoint of the planning process and the key strategies and recommendations contained in the plan.

Chairperson Ramsden asked if someone wanted to make a change to the Plan, would it be a part of the action taken at Plan Commission tonight. Ms. Christensen stated that they would have to make a motion identifying what the change would be, and then it will be taken to City Council for its consideration for incorporation into the Plan when they take action on it.

Chairperson Ramsden asked about the last steering committee meeting where they discussed the possibility of redacting names when publishing data in Appendix B. He asked if City staff came to any further resolutions with how to do that. Ms. Christensen said she spoke with the City Attorney, and we cannot redact names since there is no legal reason to redact them. She also indicated that for transparency, she thought the comments should be included in the document.

Ms. Christensen said that the City Attorney said that when we add the final Plan to the website, we could indicate that Appendix B is available upon request. However, she did not think that would be a good idea. The public comments are required to be included as part of the public record in consideration of approval of the plan, so they are already in the public domain.

Commissioner Anderson asked about the wish lists items that the City and residents want, such as development on the west side. Commissioner Anderson asked if putting the list together in this plan will make that roadmap easier for the City, given the limited tools available. Ms. Christensen said that they could consider doing a TIF district for either corridor included in the plan.

Ms. Rottmann stated that the Comprehensive Plan is a good tool when looking for funding or to organize projects that you can reference it with.

Commissioner Jacobsen made a motion to approve Resolution 2024-015, seconded by Commissioner Abarca. Motion carried, voice vote (5-0).

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

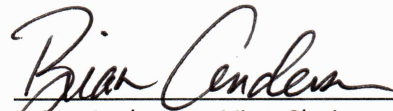
Ms. Christensen updated the Plan Commission on actions taken by City Council related to items previously reviewed by Plan Commission.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items. She notified the Commission that there would not be a meeting on July 3, so the next meeting is scheduled for July 17, 2024.

7. ADJOURNMENT

Commissioner Abarca made a motion to adjourn the meeting, seconded by Commissioner Flesch at 7:48PM. Motion carried, voice vote (5-0).



Brian Anderson, Vice-Chairperson