



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, February 22, 2017 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Faragher, Haynes, Johnson, Weeden were present. Commissioner Ruster, Finnegan, and Councilor Leavy were absent.

2. Approval of the Minutes of the February 8, 2017 Meeting

Commissioner Johnson moved to approve the minutes from February 8, 2017 meeting. Commissioner Weeden seconded the motion. The motion passed, voice vote.

3. Certified Survey Map – Beloit School District – 2251 Trevino Court

Public hearing, review and consideration of a three-lot Certified Survey Map for the property at 2251 Trevino Court

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

Ms. Christensen confirmed that there were special assessments on the lots and that the City agreed the special assessments would not be charged until they were sold. Once the school district builds a house on the lot, then the special assessments will become due.

Commissioner Weeden questioned if the school district intends to build houses on the lots. Ms. Christensen confirmed that to be the case. The school district is seeking inexpensive lots and has thus far sold every house built.

Commissioner Haynes moved to approve the Certified Survey Map. Commissioner Johnson seconded the motion. The motion passed, voice vote.

4. Conditional Use Permit – The Blender Café at Beloit Public Library – Outdoor Seating Area

Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area for the Blender Café at the Beloit Public Library for the property located at 605 Eclipse Boulevard

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

Commissioner Johnson asked for clarification on where the blender café is located.

Nick Dimassis, Beloit Public Library Director, explained where the Blender Café will be located. Mr. Dimassis also mentioned the support from the Hendricks Family Foundation in utilizing the Hendricks Garden for the Blender Café outdoor seating area.

Commissioner Faragher asked for further information regarding the proposed fence. Mr. Dimassis stated that the fence is going to be as close to the original as possible and will extend to the building with a gate.

Commissioner Faragher voiced his support for the project and stated it would be a beneficial addition.

Commissioner Haynes moved to approve the Conditional Use Permit. Commissioner Johnson seconded the motion. The motion passed, voice vote.

5. Status Report on Prior Plan Commission Items

City Council held the public hearing on the zoning for the brewing company and it was uneventful. The Kadlec Drive Condominiums were laid over to the next City Council meeting due to a controversial discussion regarding whether there should be that much rental property located in that neighborhood.

Commissioner Johnson asked for clarification on what the concern was regarding the rentals. Ms. Christensen explained that a neighbor had voiced their concern with having additional rental property in the area. The condominiums are not selling that were built previously.

The Commission discussed the history of the lots on Kadlec Drive and what zoning City Council would approve.

6. Adjournment

The meeting adjourned at 7:20pm.

Minutes respectfully submitted by Amber DesRoberts.