



**Meeting Minutes  
Beloit City Plan Commission  
Wednesday, August 9, 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 Haynes, Weeden, Johnson, Faragher, Finnegan, Ruster, Tinder, and Councilor De Forest were present.

**2. Approval of the Minutes of the July 19, 2017 Meeting**

Commissioner Finnegan moved to approve the minutes from the July 19, 2017 meeting. Commissioner Tinder seconded the motion. The motion passed, voice vote.

**3. Preliminary Plat of Eagles Ridge No. 3 – New Leaf Homes LLC**

Public hearing, review and consideration of the Preliminary Plat of Eagles Ridge No. 3 for the properties located at 3650 Eagles Ridge Drive and 1510 Townhall Road

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

Commissioner Johnson questioned if the lots by Quail Run are buildable and if they would affect the stormwater detention area. Ms. Christensen answered that they are buildable lots and the new lots (3655-3660) will drain to a temporary storm water detention area at the end of Quail Run, while the other proposed lots will drain to an existing storm water detention area in first phase of the subdivision.

John Knabe, 6551 East Riverside Blvd, Suite 110, representing New Leaf Homes, stated that the lots that are previously platted are built out with the homes. Commissioner Haynes asked if the stormwater detention area is temporary. Mr. Knabe stated that it is temporary and in the master plan for the entire property the water drains south so they will keep the water pushing down to the corner end of the property. There will be a permanent development agreement plan put together later regarding the needed infrastructure.

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

**4. Preliminary Plat of the Oaks No. 2 – COB 33 LLC**

Public hearing, review and consideration of the Preliminary Plat of the Oaks No. 2 for the property located at 2750 Rachel Terrace

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

Commissioner Haynes questioned the history of the Preliminary Subdivision Plat. Commissioner Faragher stated that the Preliminary Subdivision has been planned for a while, and he is in support of the plans. Ms. Christensen stated that the City of Beloit has been accepting applications for different levels of subdivisions. The City has approved multi-family developments, condo, and two different types of single family residential development which gives a good mix of different housing styles in the City.

James Bursinger, 2719 Sarah Lane, questioned if the developers could preserve the oak trees around the area so not all of them are removed. Councilor De Forest asked if the developers could try to preserve some of the oak trees when building the lots on that plat. She stated it could benefit the home sales in the future if there are oak trees on the properties.

Frank McKearn, 2857 Bartells Drive, president of R.H. Batterman & Co., Inc. stated that they will do their best to preserve the oak trees in the area. The road way will be on the edge of the wooded area and some homes will be tucked in the wooded area, and the developers will be doing their best to preserve the oak trees.

Deana Mortimer, 2641 Sarah Lane, inquired what the out-lot would entail. Mr. McKearn answered that City Ordinance states the developers need to provide stormwater management to that location. Councilor De Forest stated that the City Engineer looks at the plans for stormwater management to ensure it meets code and, if the plan does not work, they can file a complaint with the City.

John Chandler, 2691 Sarah Lane, also requested that the developer maintain the oak trees behind the properties on Sarah Lane.

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

**5. Planned Unit Development – 2850, 2900 and 2956 Milwaukee Road**

Public hearing, review and consideration of an Amendment to a Planned Unit Development Master Land Use Plan for the properties located at 2850, 2900 & 2956 Milwaukee Road

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

Commissioner Tinder moved to approve the motion. Commissioner Johnson seconded the motion. The motion passed, voice vote.

6. **Zoning Map Amendment – Portions of 2956 Milwaukee Road**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to PUD, Planned Unit Development District, for portions of the property located at 2956 Milwaukee Road

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

Commissioner Johnson moved to approve the motion. Commissioner Weeden seconded the motion. The motion passed, voice vote.

7. **Status Report on Prior Plan Commission Items**

City Council approved the Conditional Use Permits for Kettle Foods located at 3150 Kettle Way and the G5 Brewing Company located at 1895 Gateway Boulevard.

8. **Adjournment**

The meeting adjourned at 7:35pm.

Minutes respectfully submitted by Amber DesRoberts.