



**Meeting Minutes  
Beloit City Plan Commission  
Wednesday, September 20, 2017 at 7:00 PM  
The Forum  
Beloit City Hall  
100 State Street, Beloit**

**1. Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:03pm. Commissioner Haynes, Weeden, Johnson, Faragher, Ruster, and Tinder were present. Commissioner Finnegan was absent.

**2. Approval of the Minutes of the September 6, 2017 Meeting**

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

**3. Certified Survey Map – 2850/2900, 2956 & 2960 Milwaukee Road**

Review and consideration of a three-lot Certified Survey Map for the properties located at 2850/2900, 2956 & 2960 Milwaukee Road

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

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

**4. Conditional Use Permit – 800 Wisconsin Avenue – Community Living Arrangement**

Public hearing, review and consideration of a Conditional Use Permit to allow a Class II Community Living Arrangement in an R-1B, Single-Family Residential District, for the property located at 800 Wisconsin Avenue

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

William Conover, 1014 Emerson St, expressed strong support for this property being used as a Community Living Facility and that he welcomes them into the neighborhood.

Erick Williams, 1990 Colony Ct, Apartment 11, explained his proposal to the Commission and took questions from the Commission.

Commissioner Faragher asked how many children are going to be staying at the home. Mr. Williams stated that there are about seven kids, and the average stay is about twelve to fourteen days.

Commissioner Ruster asked if Mr. Williams was going to be doing any other renovations to the home besides increasing the height of the fence from three foot to six foot. Mr. Williams stated that the only thing they would want to do is something to the basement so it would be a common area for the kids to get together. Commissioner Ruster asked if there was more than one bathroom in the home. Mr. Williams stated that there were two.

Commissioner Weeden asked if the children were placed in the home at no fault of their own or would be put in the home because they have their own issues apart from their parents. Lance Horozewski, Children Youth and Services Director at Youth Service Center, indicated that there are kids that are placed in the shelter that are awaiting foster care or a group care home have been deemed not to be a danger to the community. The kids could have their own issues. Some have been runaways, have had issues with drugs or sex trafficking. Their behavior has necessitated them being removed from the home. However, they have never been in secure detention. It is believed that in most of these cases, the behavior is caused by the home environment.

Commissioner Ruster stated that she had a few phone calls from residents that were concerned of having a historic house full of children. Their concern related to how the house was going to be maintained with having several children running around. Mr. Horozewski mentioned that they will be having the kids busy during the day and night. This will teach them to take pride in their home, to help clean, teach them skills, and to respect things in the home. They had bought a television for one of the homes two years ago, and not a finger was put on the television. Having this in the home was a privilege and it had taught them to take care of nice things, that they have to respect them. Commissioner Ruster asked who was going to pay for the maintenance on the home. Mr. Horozewski said that this is on a contract, and on the contract they will use the home maintenance portion that is funded fully through Rock County.

Commissioner Faragher asked Mr. Williams if they planned to extend the driveway. Mr. Williams stated that they plan to extend the driveway three feet up to the fence.

Rick McGrath, 1747 Sherwood Drive, welcomed the program into the historic neighborhood. He stated that he had concerns about children living in the historic home and if it was going to be well kept and maintained.

Bill Dorr, 836 Church Street, stated that he welcomes Mr. Williams into the neighborhood, and the neighbors make sure that the houses in the neighborhood are well kept and maintained. He mentioned if Mr. Williams ever wanted to make changes to the home that he would have to go through the Community Development Department to get approval.

Commissioner Weeden motioned to amend the proposal to limit the facility to 10 children instead of the maximum of 15 individuals as allowed under the Zoning Ordinance. Commissioner Tinder seconded the amendment. The amendment passed, voice vote.

Commission Johnson moved to approve the amended proposal. Commission Haynes seconded the motion. The motion passed, voice vote.

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

Ms. Christensen stated that the City Council approved Final Plat of Eagles Ridge No. 3.

Commissioners asked if the Kolak Neighborhood meeting had been scheduled, and Ms. Christensen explained that the School District staff had not yet scheduled it, but agreed to notify the City when they do schedule it.

**6. Adjournment**

The meeting adjourned at 7:50pm.

Minutes respectfully submitted by Amber DesRoberts