



Meeting Minutes
Beloit City Plan Commission
Wednesday, December 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 7:00pm. Commissioners Haynes, Weeden, Faragher, Ruster, Finnegan, and Tinder were present. Councilor Leavy was absent, and Commissioner Johnson arrived at 7:02pm.

2. Approval of the Minutes of the December 6, 2017 Meeting

Commissioner Tinder moved to approve the minutes. Commissioner Weeden seconded the motion. The motion passed, voice vote (6, 0).

3. Extraterritorial Certified Survey Map – 2844 W St. Lawrence Avenue

Review and consideration of a one-lot Certified Survey Map for the property located at 2844 W St. Lawrence Avenue in the Town of Beloit

Drew Pennington, Planning and Building Services Director, presented the staff report and recommendation.

Commissioner Weeden questioned Mr. Pennington if the Plan Commission was essentially approving the rezoning of the lot from A1 to L1. Mr. Pennington stated that the City does not have extraterritorial zoning jurisdiction and cannot deny extraterritorial land divisions based upon use. Commissioner Weeden questioned if it makes a difference if Plan Commission approved this or not. Mr. Pennington stated that there are some use and minimum lot size implications with the town zoning change. Commissioner Weeden stated that the proposed zoning of lot is not consistent with the City's Comprehensive Plan and would be spot zoning. Commissioner Ruster stated that she agreed.

Ron Combs, Combs and Associates Inc., stated that he was representing the Carol family. Mr. Combs stated that the Carol family has had the auto repair business for 35 years, and their sons have taken over the business. The brothers do not live at that property, so they needed to rezone it to meet the Town's requirements. Mr. Combs stated that there are some neighborhood concerns about the rezoning that the Town is working through.

Commissioner Tinder moved to approve the Certified Survey Map. Commissioner Johnson seconded the motion. The motion failed, voice vote (1, 6). Commissioner Tinder voted aye.

4. **Extraterritorial Certified Survey Map – 6017 E Colley Road**

Review and consideration of a one-lot Certified Survey Map for the property located at 6017 E Colley Road in the Town of Turtle

Mr. Pennington, Planning and Building Services Director, presented the staff report and recommendation.

Commissioner Haynes moved to approve the Certified Survey Map. Commissioner Ruster seconded the motion. The motion passed, voice vote (7, 0).

5. **Conditional Use Permit – 1314 Madison Road**

Public hearing, review and consideration of an amendment to a Conditional Use Permit to allow Limited Vehicle Service uses in a C-2, Neighborhood Commercial District, for the property located at 1314 Madison Road.

Mr. Pennington, Planning and Building Services Director, presented the staff report and recommendation.

Commissioner Haynes moved to approve the Conditional Use Permit. Commissioner Johnson seconded the motion. The motion passed, voice vote (7, 0).

6. **Relocation Order to Acquire Easements for Utility Relocations Due to I-39/90 Project**

Review and consideration of a Relocation Order to acquire Temporary Limited Easements (TLE) for construction and Permanent Limited Easements (PLE) for permanent installations related to the I-39/I-90 expansion project

Mr. Pennington, Planning and Building Services Director, presented the staff report and recommendation.

Commissioner Haynes moved to approve the Relocation Order. Commissioner Weeden seconded the motion. The motion passed, voice vote (6, 0). Commissioner Tinder abstained from voting.

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

The City Council approved the project that preceded the above utility easements that gave up rights to the water and sewer lines related to the highway project.

The Comprehensive Plan Steering Committee continues to meet regularly and will meet next on January 10, 2018 at the Rotary Center at 4pm. The purpose of that meeting will be to draft a public survey to gather input on existing conditions in the city.

8. **Adjournment**

Commissioner Haynes moved to adjourn the meeting. Commissioner Ruster seconded the motion.

Meeting adjourned at 7:25pm.

Minutes respectfully submitted by Amber DesRoberts.