

**MINUTES
CITY OF BELOIT BOARD OF APPEALS
Meeting of September 12, 2017**

A Meeting of the City of Beloit Board of Appeals was held on Tuesday, September 12, 2017 in The Forum of Beloit City Hall, 100 State Street. Chairperson John Schroer called the meeting to order at 7:00 PM.

1. **Roll Call**

Director of Planning & Building Services Drew Pennington called the roll. Present were: John Schroer, Merlin Bussan, Carolyn Hansen, Willis Zick, John Petersen, and Dustin Gronau.

2. **Approval of the Minutes of the August 15, 2017 Meeting**

Ms. Hansen made a motion to approve the August 15, 2017 Minutes as submitted. Mr. Bussan seconded the motion. The motion passed (6-0), voice vote.

3. **Erick Johnson – 2386 Tara Court**

BOA-2017-03 Public Hearing and Review of a Land Management Plan to allow a natural lawn exceeding eight (8) inches in height for the single-family residential property located at 2386 Tara Court.

Mr. Pennington reviewed the staff report. Mr. Petersen asked Mr. Pennington if the Fire Department had any objections to the proposal, and Mr. Pennington responded that the Fire Department did not object provided a 10-foot buffer was provided around the structure.

Mr. Schroer opened the public hearing. Mr. Schroer addressed the applicant, Mr. Johnson, and stated that the revised plan was unacceptable in its level of detail. Mr. Johnson stated that the revised plan complied with the ordinance. Mr. Zick asked Mr. Johnson to compare the original and revised plans, and Mr. Johnson explained that the main difference was the addition of property lines. Mr. Groneau and Mr. Petersen asked Mr. Johnson about his planting and maintenance plans, and Mr. Johnson discussed the intended species and maintenance.

Mr. Bussan asked Mr. Johnson how he will convince his neighbors that current conditions and maintenance will change in the future. Mr. Johnson stated that he would assure the neighbors that invasive plants like buckthorn will be sprayed. Mr. Zick asked Mr. Johnson if he met with the neighbors after the August meeting, and Mr. Johnson stated that he had not. Mr. Petersen asked Mr. Johnson if he disagreed with the neighbor's allegations of buried concrete on site, and Mr. Johnson disputed the neighbor's allegations.

Nancy Mayhew, 2368 Tara Court, identified herself as a neighbor. Ms. Mayhew stated that she and other neighbors were expecting a revised plan, and stated that she does not

believe that the applicant will maintain his property unless he is forced to by Code Enforcement. Mr. Petersen asked Ms. Mayhew if she would object to the plan if a 5-foot strip was maintained, and she responded that she was undecided.

Mary Eddy, 3520 Oak Lane Drive, identified herself as a neighbor. Ms. Eddy requested more information about the plan and stated that the approving the first residential prairie restoration based upon a limited plan would set a bad precedent.

Mr. Johnson returned to the lectern and voiced numerous complaints about neighboring properties. The public hearing was then closed.

Mr. Bussan stated that approval of a Land Management Plan requires neighborhood support, and that clearly the neighbors did not support the applicant's plan. Mr. Zick added that the neighbors don't trust that the plan will be implemented. Mr. Schroer stated that he is opposed to the plan because it lacks the details that the Board requested at the August meeting. Ms. Hansen stated that she liked the applicant's idea, but that the execution was problematic. Mr. Petersen stated that the plan lacks detail and scale.

Mr. Bussan made a motion to deny the application. Mr. Petersen seconded the motion. The motion passed (6-0), voice vote.

4. Adjournment

The meeting adjourned at 7:50 PM.

Respectfully submitted,
Drew Pennington, AICP