



**Meeting Minutes
Beloit City Plan Commission
Wednesday, March 6, 2019 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, Johnson, Faragher, Ruster, Finnegan, and City Councilor Preuschl were present. Commissioner Robson was absent.

2. Approval of the Minutes of the February 6, 2019 Meeting

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

3. Public Hearings

a. Consideration of a Planned Unit Development (PUD) Master Land Use Plan for the properties located at 1003, 1017 & 1021 Fourth Street, 117 Merrill Street, and 1016 Third Street

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

Councilor Preuschl asked if the west side of the building will have any landscaping. Ms. Christensen stated she had not look at the detailed site plans and wasn't sure if there was any landscaping proposed at that location. Commissioner Weeden asked why it says the applicant can have one primary building and one accessory building, but on the site plan they just have one building. Ms. Christensen stated that it means the applicant can have an accessory building on the site.

Commissioner Faragher opened the public hearing.

David Mangurten, 1121 Lakecook Road, Deerfield, IL, with KMA Architects, stated that they have not submitted the landscape plan, but the site plan review process is underway. He indicated that they will provide the landscape plan soon.

Commissioner Finnegan asked about the parking on the Third Street, if 29 parking stalls were really necessary. He thought that Drew Pennington had indicated that

Third Street was proposed for riverfront townhomes. Mr. Mangurten stated that they could use 20 parking stalls, but 29 stalls are necessary to meet the zoning requirements. Ms. Christensen stated the whole area is planned mixed use on the Comprehensive Plan. The land the City is acquiring closer to Rooney's Pub is the area we designated for residential when we did the Comprehensive Plan update.

David Gleischner, Beloit Body and Fender, expressed concerns about allowing commercial development to encroach into the residential neighborhood on Third Street.

Commissioner Faragher closed the public hearing.

Commissioner Johnson stated it is nice to see someone interested in investing on Fourth Street and there is no reason to deny the PUD, but he wishes the building was something different or more of a mixed use.

Commissioner Haynes said that he supports the applicant's plans.

Commissioner Johnson moved to approve the PUD Master Land Use Plan. Commissioner Haynes seconded the motion. Motion passed, voice vote.

b. 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 the properties located at 1003, 1017 & 1021 Fourth Street, 117 Merrill Street from R-3, Low-Density Multifamily Residential District to PUD, Planned Unit Development District, for the property located at 1016 Third Street

Ms. Christensen presented the staff report and recommendation.

Commissioner Faragher opened the public hearing.

Mr. Gleischner asked if the zoning is changed to PUD, could commercial zoning extend the entire length of Third Street. Ms. Christensen said that it was possible given that CVS already is located on Third Street.

Mr. Gleischner suggested that it would be better if the site extended to the north on Fourth Street, and that he would be happy to sell property to them for their parking needs. He indicated that this would protect Third Street.

Commissioner Haynes explained that the Plan Commission can't simply rezone another parcel on Fourth Street instead of the Third Street parcel. They have to vote on what is before them. Commissioner Faragher stated it is not up to the Plan Commission to modify the site; Mr. Gleischner will have to talk with the developer.

Commissioner Faragher closed the public hearing.

Commissioner Haynes moved to approve the Zoning Map Amendment. Commissioner Weeden seconded the motion. Motion passed, voice vote.

- c. **Consideration of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District, for the property located at 1014 Froebel Drive**

Ms. Christensen presented the staff report and recommendation.

Commissioner Faragher opened and closed public hearing.

Commissioner Johnson moved to approve the Zoning Map Amendment. Commissioner Ruster seconded the motion. Motion passed voice vote.

4. **Reports**

- a. **Consideration of the Turtle Creek Master Plan for the property located at 1312 E Grand Avenue**

Ms. Christensen presented the staff report and recommendation.

Commissioner Johnson asked questions about the Phase 3 improvements. Ms. Christensen explained that the details have not yet been worked out on future phases. However, any new structure in a park is required to be reviewed by Plan Commission, so Plan Commission will see the details of future phases as they move forward.

Commissioner Johnson moved to approve the plan. Commissioner Ruster seconded the motion. Motion passed, voice vote.

- b. **Consideration of the release of two feet of a utility easement over the property located at 3745 Eagles Ridge Drive**

Ms. Christensen presented the staff report and recommendation.

Commissioner Johnson moved to approve the utility easement. Commissioner Ruster seconded the motion. Motion passed, voice vote.

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

Ms. Christensen stated that the Zoning Map Amendments for 2032 East Ridge Rd and 916 Bushnell Street were approved by City Council on Monday.

6. **Adjournment**

Commissioner Haynes moved to adjourn the meeting. Commissioner Johnson seconded the motion. Motion passed, voice vote.

Meeting adjourned at 7:45pm.

Minutes respectfully submitted by Amber DesRoberts.