



**Meeting Minutes
Beloit City Plan Commission
Wednesday, June 5, 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, Finnegan, Robson, and City Councilor Preuschl were present. Commissioner Ruster was absent.

2. Approval of the Minutes of the May 22, 2019 Meeting

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

3. Public Hearings

a. Consideration of an amendment to a Planned Unit Development Master Land Use Plan for the property located at 2851 Milwaukee Rd

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

Commissioner Faragher opened the public hearing.

Commissioner Robson explained that she was concerned about increasing traffic on Freeman Parkway, as it is already very congested due to the volume of semi-trucks and cars on this section of street. She asked how the I-90 project would impact this intersection and when the construction would be complete.

Scot Prindiville, 2400 Springbrook Court, City Engineer, stated that the layout of the Burger King for exiting will be towards the north towards Menards. He explained that he anticipated that the drive-through traffic would go left towards Branigan Road when Freeman Parkway is congested.

Regarding the intersection improvements, Scot mentioned that the intersection of Freeman Parkway, Ford Street, and Milwaukee Road will be reconstructed as a part of the state's project widening the interstate. Construction is supposed to start 2020 and will be finished 2021.

Commissioner Robson asked Mr. Prindiville if they have considered adding a stop sign on the Menard's frontage road. Mr. Prindiville stated that they had discussed requesting that Menard's install stop sign on Menard's private property.

Councilor Prueschl asked Mr. Prindiville what would happen if the traffic flow went the opposite of what it is listed right now. Mr. Prindiville indicated that the traffic would flow out to Freeman Parkway.

Commissioner Faragher closed the public hearing.

Ms. Christensen stated that Commissioner Robson could recommend adding a condition of approval to require a stop sign at the intersection with Freeman Parkway.

Commissioner Robson wanted to confirm that the three trees on the property were not going to be cut down and asked if she could include the three trees to the conditions of approval too.

John Kazier, 1624 West 18th St, Chicago, Illinois, representing Cave Enterprises Operations LLC, mentioned that they would try their best to save the trees and if they could not save them, they would replant new ones.

Commissioner Robson made a motion to add a condition that a stop sign be installed at the site's intersection with Freeman Parkway. Commissioner Haynes seconded the motion. The motion passed, voice vote.

Commissioner Haynes moved to approve the PUD Amendment with all conditions requested by staff and the additional condition approved by the Plan Commission. Commissioner Johnson seconded the motion. The motion passed, voice vote.

4. Reports

a. **Consideration of an amendment to Plan Commission Resolution approving a site plan for the replacement and expansion of an office building at 3 ABC Dr/555 Lawton Ave**

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

Commissioner Robson asked if who will pay for the infrastructure improvements if the TEA grant is not approved. Ms. Christensen stated ABC Supply would pay for the improvements.

Commissioner Weeden made a motion to amend the second condition to allow the temporary certificate to be issued if the signal is within 12 months of operation, a

increase from the 6 months in the staff report. Commissioner Haynes seconded the motion.

Commissioner Johnson moved to approve the motion with amendments. Commissioner Robson seconded the motion. The motion passed, voice vote.

b. **Consideration of a Resolution approving a two-lot Certified Survey Map at the property located at 2851 Milwaukee Rd**

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

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

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

Ms. Christensen indicated that City Council approved the vacation of the 1200 block of Fourth Street, the conditional use permit for an outdoor rooftop seating area at 648-658 Fourth St, the conditional use permit for 1750 Branigan Road, and the applications for 2426 Prairie Ave will be on next City Council meeting agenda.

6. **Adjournment**

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

Meeting adjourned at 7:35pm.

Minutes respectfully submitted by Amber DesRoberts.