



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, March 18, 2020

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Vice-Chairperson Weeden at 7:00PM. Councilor Preuschl was present in the forum. Commissioners Weeden, Ruster, Robson and Finnegan were available on the phone. Commissioner Haynes, Faragher, and Johnson were absent.

2. MINUTES

2.a. Consideration of the minutes from the March 4, 2020 Plan Commission meeting

Julie Christensen explained that she had modified the minutes to change who called the meeting to order from "Vice-Chairperson Weeden" to "Chairperson Faragher". Motion made by Commissioner Robson, seconded by Commissioner Ruster to approve the amended minutes. Motion carried, voice vote.

3. PUBLIC HEARINGS

3.a. Consideration of a Conditional Use Permit to allow ground-floor office space in the CBD-1, Central Business District-Core, for the property located at 444 E Grand Avenue

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

Commissioner Robson asked if the Downtown Beloit Association had any comments on the zoning change from retail to office space for 444 E Grand Ave. Ms. Christensen stated that the DBA did not have any comments. Commissioner Weeden asked how suite 103 would be accessed besides through the rear of the building. Ms. Christensen mentioned there is a stairwell in the back.

Commissioner Weeden opened and closed public hearing.

Councilor Preuschl stated his concern about suite 101 becoming office space since it faces Grand Avenue. Ms. Christensen mentioned that because this is a conditional use permit, there would need to be substantial evidence as to why this square footage of office space would be problematic. Commissioner Weeden asked if there were any proposed uses for suite 101 that will have to come back to Plan Commission for further

permits or approval. Ms. Christensen said most likely not because any type of retail and/or office use would be permitted.

Commissioner Finnegan asked Councilor Preuschl why he was concerned about this. Councilor Preuschl explained that there is a need for more retail in the downtown.

Motion made by Commissioner Finnegan and seconded by Commissioner Ruster to approve the conditional use permit, as recommended by staff. Motion carried, voice vote.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen stated that City Council approved the PUD and Rezoning for the Snapper's stadium on Monday, and the street vacation for Water Street will not go to Council until April. The rezoning for the strip of path we sold to 200 E Grand Ave Development LLC was approved on Monday as well. A Final Plat for Eagles Ridge was referred but has been delayed due to lack of engineering plans. We anticipate that it will be on the next meeting agenda.

5. ADJOURNMENT

Motion was made by Commissioner Ruster, seconded by Commissioner Finnegan to adjourn the meeting. Motion passed, voice vote. Meeting was adjourned at 7:21PM.

Respectfully submitted by Amber DesRoberts.