



**MINUTES
PLAN COMMISSION
City Hall Forum
100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, May 20, 2020**

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Chairperson Weeden at 7:03PM. Commissioners Weeden attended in person. Commissioners Finnegan, Ruster, Robson, and Councilor Preuschl were available on the phone. Commissioner Haynes and Johnson were absent.

2. MINUTES

2.a. Consideration of the minutes of the May 6, 2020 Plan Commission meeting

Commissioner Robson made a motion, seconded by Commissioner Ruster to approve the minutes. Roll call vote (4-0), motion passed.

3. PUBLIC HEARINGS

3.a. Consideration of a Zoning Map Amendment to change the zoning from M-2, General Manufacturing District, to C-1, Office District, for the property located at 1195 Prince Hall Drive

Julie Christensen presented the staff report and recommendation.

Commissioner Weeden asked Ms. Christensen if there were any comments that came from the public, and she stated that there were none.

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Finnegan, seconded by Commissioner Robson to approve the Zoning Map Amendment. Roll call vote (4-0), motion passed.

3.b. Consideration of an amendment to a Conditional Use Permit to allow nightly rental of the rooms in the Rooming House located at 1105 E. Grand Avenue

Julie Christensen presented the staff report and recommendation.

Commissioner Robson asked if carbon monoxide detectors were included with the smoke detectors. Ms. Christensen stated yes to both of them.

Commissioner Weeden asked if each room had a bathroom. Ms. Christensen stated it is basically a big house with shared bathrooms.

Commissioner Weeden asked Ms. Christensen if there were any comments that came from the public, and she stated that there were none.

Commissioner Weeden opened the public hearing.

Josue Sandoval, 625 Wisconsin Avenue, the applicant, stated there are four bathrooms total: one private bathroom upstairs and downstairs, one public bathroom shared for three rooms, and one and a half bathrooms downstairs. Commissioner Weeden asked if this is limited to men only or men and women. Mr. Sandoval stated it is up to the travelers. They have the option to have a more private section or a room that will have a bathroom used by other travelers.

Councilor Preuschl said the place is looking nice and hopes the applicant has great success.

Commissioner Robson asked what the rental rate was. Mr. Sandoval stated that the rooms with shared bathrooms go for \$39 a night, the rooms with a private bathroom for \$49 a night, and the rooms with a bathroom and kitchen go for \$59 a night. Commissioner Weeden asked how long and why Mr. Sandoval expanded and changed the services under the conditional use permit. Mr. Sandoval stated that he has been doing the expanded service since last year, and he was not informed that he needed a permit for nightly basis not a monthly basis.

Commissioner Robson asked how long the process is to get a permit for the nightly basis rental permit. Mr. Sandoval stated he is in the process right now of getting it and is not sure how long.

Commissioner Weeden closed the public hearing.

Motion made by Councilor Preuschl to amend the proposed conditions to require the applicant to comply with the Rock County license requirements, seconded by Commissioner Ruster. Roll call vote (4-0), motion passed.

Motion made by Councilor Preuschl, seconded by Commissioner Ruster to approve conditional use permit as amended. Roll call vote (4-0), motion passed.

4. REPORTS

4.a. Consideration of a two-lot Extraterritorial Certified Survey Map for the property located at the intersection of Ravine Drive and Natures Ridge Road in the Town of Beloit

Julie Christensen presented the staff report and recommendation.

Motion made by Commissioner Robson, seconded by Commissioner Ruster to approve the CSM. Roll call vote (4-0), motion passed.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen stated the City Council approved the conditional use permit for the school age daycare at 1230 House St, the Planned Unit Development for 2426 Prairie Ave, the conditional use permit for the Lincoln Academy, the Eagles Ridge Plat, the Eagles Ridge Development Agreement, and the Whipple Development Agreement. Next meeting is expected to have one item and be held on June 3, 2020.

6. ADJOURNMENT

Motion made by Robson, and seconded by Ruster to adjourn the meeting. Motion carried, voice vote (4, 0). Meeting was adjourned at 7:40PM.

Respectfully submitted by Amber DesRoberts.