



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, December 9, 2020

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Robson, Ruster, Toral, Finnegan, and Ramsden, and Councilor Preuschl were present. Commissioner Haynes was absent.

2. MINUTES

2.a. Consideration of the minutes of the November 18, 2020 Plan Commission meeting

A motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion carried, roll call vote.

3. REPORTS

3.a. Consideration of a two-lot Certified Survey Map (CSM) for the property located at 3030 Ford Street

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

Commissioner Robson asks if the road is a private or public and who maintains it. Ms. Christensen stated that it is a private road and the owner is responsible for plowing the road. Councilor Preuschl asks if Ford Street ends at the lot. Ms. Christensen explained that the public street ends right before the lot. When the City approved the CSM for the hotel project, the City required a street extension that would allow for the street to extend to the south when future development occurred. This was constructed to City street standards. Ms. Christensen stated that the Weitzel's own the land where this private street is located. Chairperson Weeden asked Dan Weitzel if he was comfortable with the private street, and Dan Weitzel indicated that once Ford Street connects with Patch's land, it will then get dedicated as a public street, but for the time being, it is a private street that is being maintained by them.

Commissioner Robson asked if the proposed business will be responsible for plowing the snow on their section of the street or will the owner be responsible. Mr. Weitzel responded that until it becomes a public street, the business will pay a prorated share for maintenance.

Motion made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the CSM. Motion carried, roll call vote.

4. PUBLIC HEARINGS

4.a. **Consideration of a Conditional Use Permit to allow a restaurant with drive-through lanes in a C-3, Community Commercial District, for property located at 3030 Ford Street**

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

Commissioner Robson asked if there will be pedestrian access to a sidewalk or bike path that will be accessible to Milwaukee Road, and if they are required to put the path in. Ms. Christensen stated that the sidewalk will go down to Ford Street, and that the City cannot require the sidewalk to go all the way down to Milwaukee Road. Commissioners discussed the pedestrian access issues on Ford Street and the landscape code in relation to this project.

Commissioner Weeden opened the public hearing.

Kevin Vernick, 350 West Hubbard Street, Suite 250, Chicago, Illinois, stated they will abide by the landscape code and City codes. Mr. Weitzel explained that the sidewalks have already been constructed in front of the property. Ms. Robson asked what the timeline is for when they will open. Mr. Vernick stated as soon as they can break ground.

Commissioner Weeden closed the public hearing.

Motion made by Robson to approve the Conditional Use Permit, as submitted, seconded by Commissioner Ruster. Motion carried, roll call vote.

4.b. **Consideration of a Conditional Use Permit to allow a quick lube facility with a drive through lane in a C-3, Community Commercial District, and overhead doors facing Milwaukee Road in the Milwaukee Road overlay district for the property located at 2901 Milwaukee Rd**

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

Commissioner Robson asked about the landscape code for this property, specifically would there be any buffer or berm requirements. Ms. Christensen stated that it has to comply with our landscape code, and the applicant would not have to buffer the property because the adjacent uses are also commercial. Commissioners discussed landscape code and the use of native grasses in landscaping sites.

Commissioner Weeden opened the public hearing.

Kurt Overmeyer, representing the applicant, indicated that they had not yet developed landscape plan, but they intended to provide plans that would comply with City ordinances. Mr. Overmeyer has been coordinating with M & W Development LLC on the site engineering and overall landscape plans.

Commissioner Weeden closed the public hearing.

Commission Robson expressed concern about the types of uses being proposed on Milwaukee Road and suggested the need for a PUD or overlay district for this area. Councilor Preuschl indicated that if we are going to do something like that, we need to do it for all entrances, not just Milwaukee Road. Chairperson Weeden asked Ms. Christensen to comment on the use of a PUD or overlay district, and she said that she did not have any comments on the proposal but suggested that the Commissioners read the Milwaukee Road overlay district of the Zoning Code themselves.

Motion made by Commissioner Finnegan, seconded by Commissioner Ramsden to approve the Conditional Use Permit, as submitted. Motion carried, roll call vote.

4.c. **Consideration of an Architectural Review Exception to allow insulated metal wall panels and reduced green space for the property located at 1870 Post Rd**

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

Commissioner Weeden opened and closed the public hearing.

Commissioner Ramsden stated his objection to the Architectural Review Exception as well as the development itself, mentioning that it is an intrusion on the residential neighborhood due to its proposed outdoor storage area and a 6-foot white vinyl fence that is proposed to be within two feet of the property line to the West. Commissioner Toral expressed concern with the lack of landscaping, and Ms. Christensen explained that a landscape plan was included in the agenda packet. She explained what type of landscaping would be provided. Commissioner Toral expressed support for using native grasses.

Commissioner Ruster asked if the residential land is to the West of the property. Ms. Christensen stated there is residential land across the street and to the West.

Peggy Thiele, 1820 Cranston Road, explained that the white privacy fence will be installed on the South side of the building, and her daughter is going to provide more landscaping than is on the plans but will follow the City landscape codes and guidelines.

Motion made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the Architectural Review Exception, as presented. Motion carried, roll call vote (5-1). Commissioner Ramsden voted against this motion.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen explained that there will be two items on the next Plan Commission meeting and that the meeting will be held on Tuesday, December 22nd, 2020.

6. ADJOURNMENT

Motion made by Commissioner Ramsden, and seconded by Commissioner Robson. Motion carried, roll call vote. Meeting adjourned at 7:57 PM.