

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, April 21, 2021

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the April 7, 2021 Plan Commission meeting

Commissioner Preuschl mentioned that the minutes did not include the information provided by Julie Christensen that removing the pavement will reduce the storm water fee. Commissioner Ramsden made a motion to amend the minutes based on the information suggested by Mark Preuschl, seconded by Commissioner Robson. Motion carried, roll call vote.

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

3. REPORTS

3.a. Consideration of a Final Subdivision Plat named Deerfield Estates Second Addition

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

Commissioner Robson stated that in the report, it indicates that the City Staff were weighing the benefits of connecting a local street against the damage caused by the elimination of mature woodlands. She indicated that she thought they were always going to be cul-de-sacs. Ms. Christensen stated that this same statement was in the Preliminary Plat Staff report. Since the City had received a comment from a neighbor mentioning they should put in a street to go through, City staff had completed an analysis of whether the street should be extended. At that meeting, the Commission expressed gratitude that the City was going to be saving the three oak trees instead of cutting them down.

Commissioner Weeden asked whether they would be bringing in heavy construction equipment when the water main is extended and expressed concern that they could be destroying the environmental features we are trying to protect. Ms. Christensen indicated that the developer will have to be sensitive to what is there, but that the water main needs to be looped so that good water quality and water pressure are

provided in these neighborhoods. The developer will have to be aware of the drainage of the land, and maintaining those trees so they do not get destroyed.

Motion was made by Commissioner Ramsden, seconded by Commissioner Finnegan to approve the Final Subdivision Plat. Motion carried, roll call vote.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen provided the following updates: City Council approved the Conditional Use Permit for the self-storage unit building; City Council held the public hearing and held the first reading on the Zoning Ordinance Amendment for the attached garage; City Council approved the Conditional Use Permit for outdoor events with alcohol sales on the Spine Road; City Council approved the Planned Unit Development amendment for 200 W Grand Ave; City Council approved the rezoning for 2222 Canterbury Drive from R1-A to R1-B and approved the final rezoning for Kwik Trip; City Council approved the attachment for 2021 East Ridge Road; and City Council approved the sign package for the Stadium project. The next Plan Commission meeting is scheduled for May 5, 2021, and it will be in-person.

5. ADJOURNMENT

Motion made by Commissioner Robson, and seconded by Commissioner Ruster to adjourn. Motion carried, roll call vote. Meeting was adjourned at 7:15 PM.