



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, February 9, 2022

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of January 19, 2022 Plan Commission meeting

Motion was made by Commissioner Ramsden, seconded by Commissioner Jacobsen to approve the minutes. Motion prevailed, voice vote (5-0).

3. PUBLIC HEARINGS

3.a. Consideration of a Conditional Use Permit to allow a community service use in the C-1, Office District, for the property located at 246 West Grand Avenue

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

Chairperson Weeden asked about the requirement for community service uses to be operated by a public or non-profit entity. Ms. Christensen explained that the zoning ordinance requires community service uses to be of a public, nonprofit, or charitable nature. Therefore, the property is required to be owned by a public, nonprofit, or charitable entity.

Commissioner Weeden opened and closed the public hearing. No comments were made.

Chairperson Weeden asked about the Certificate of Occupancy and if it was issued automatically after the completion of the health and safety inspection or if it was a separate process. Ms. Christensen indicated that it would be issued after the inspection.

Commissioner Anderson asked about the shared parking agreement. Ms. Christensen explained that required parking is based on the capacity of the building. The applicant would have to provide parking equivalent to 30 percent of capacity of the building. The Building Inspector would set the capacity of the building.

Marilyn Sloniker, applicant, indicated that she had spoken to Danny Anderson, Building Inspector, and he indicated that the capacity was 300 people.

Commissioner Anderson asked if there would be parking with 500 feet of the building. Commissioner Finnegan indicated that he thought there would be.

Chairperson Weeden indicated that he is concerned about the possible noise and/or other negative impacts from large special events. He noted that there were issues across the street from the Wright and Wagner lofts with some special events. He would hate to approve this and then have those issues, so he would be voting no.

Commissioner Finnegan moved to approve the Conditional Use Permit, seconded by Commission Jacobsen. Motion carried, roll call vote (4-1), with Chairperson Weeden voting no.

4. REPORTS

4.a. Consideration of an Extraterritorial one-lot Certified Survey Map for the properties located at 1455 and 1457 E Huebbe Parkway in Town of Beloit

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

Commissioner Anderson moved to approve the extraterritorial Certified Survey Map, seconded by Commissioner Finnegan. Motion carries, voice vote (5-0).

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

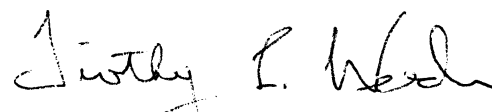
Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. The next Plan Commission meeting is scheduled for February 23rd, 2022.

6. FUTURE AGENDA ITEMS

Julie Christensen outlined the future agenda items and noted that all of the items except the CSM in the Gateway would be on the next agenda.

7. ADJOURNMENT

Commissioner Ramsden moved to adjourn the meeting, seconded by Commission Jacobsen at 7:28 PM. Motion carried, voice vote (5-0).



Timothy Weeden, Chairman