

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, November 7, 2012
The Forum
100 State Street, Beloit

1. **Call to Order and Roll Call**

Chairperson Ramsden called the meeting to order at 7:00 PM. Julie Christensen called the roll. Present were Commissioners Mardell Jacobsen, James Faragher, Angela Moore, Tom Seifarth, Ana Kelly, and Charles Kincaid. Commissioner Steve Smith was absent.

2. **Approval of the Minutes of the October 3, 2012 Meeting**

Commissioner Faragher moved and Commissioner Jacobsen seconded approval of the Minutes of the October 3, 2012 meeting. The Minutes were approved.

3. **Certified Survey Map – Hendricks Commercial Properties – 416, 418, 422, 430 and 432 East Grand Avenue**

Review and consideration of a one-lot Certified Survey Map for the properties located at 416, 418, 422, 430, and 432 East Grand Avenue in the City of Beloit

Community Development Director Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Faragher moved and Commissioner Seifarth seconded a motion to approve the Certified Survey Map. The motion carried, 6-0.

4. **Certified Survey Map – Hendricks Commercial Properties – 600 Henry Avenue**

Review and consideration of a one-lot Certified Survey Map for the property located at 600 Henry Avenue in the City of Beloit

Community Development Director Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kelly asked if the Associated Bank would be closing downtown. Ms. Christensen said that we do not know what the plans are for the bank downtown.

Commissioner Kincaid asked whether the lot was located immediately adjacent to the existing driveway into the Eclipse Center. Ms. Christensen indicated that it was. He said that he thought it was important for the driveway for the Eclipse Center to line up with Glen Avenue and that it does not appear that it does.

Commissioner Faragher moved and Commissioner Kelly seconded a motion to approve the Certified Survey Map. The motion carried, 6-0.

5. **Zoning Ordinance Amendment – Definition of Retail Sales/Service Accessory Uses**
Public hearing, review and consideration of a Zoning Text Amendment to amend Section 11.2.5(e)(2) of the Zoning Ordinance relating to Retail Sales/Service Accessory Uses

Community Development Director Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kelly asked if staff had thought of any situations where this change might be a problem. Ms. Christensen answered that since this only allows the manufacture as an accessory use to the retail use, staff did not think there would be any problems.

Commissioner Faragher moved and Commissioner Seifarth seconded a motion to approve the Zoning Ordinance Amendment. The motion carried, 6-0.

6. **Status Report on Prior Plan Commission Items**
Ms. Christensen reported that the temporary construction easement for the Phoenix Redevelopment Project and the Stateline Bike and Pedestrian Plan were approved.

7. **Adjournment**
The meeting adjourned at 7:15 PM.

Respectfully submitted,
Julie Christensen