

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, February 6, 2013
The Forum, Beloit City Hall
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Ramsden called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Kelley, Smith, Moore, Faragher and Kincaid. Commissioner Seifarth was absent.

2. Approval of the Minutes of the January 9, 2013 Meeting

Commissioner Faragher moved and Commissioner Jacobsen seconded approval of the January 9, 2013 minutes. The minutes were approved (6-0).

3. Conditional Use Permit – Alcohol Sales – 1623 Park Avenue

Public hearing, review and consideration of a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District, for the property located at 1623 Park Avenue.

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

Commissioner Moore asked about the residency issue and if the request would be allowed go any further if the applicant was not a resident of the state of Wisconsin. Ms. Christensen answered that the applicant could establish residency if she lived in the city for 90 days prior to applying for the liquor license. Ms. Christensen commented that the applicant could also acquire a local agent to apply for the liquor license.

Chairperson Ramsden opened the Public Hearing.

The applicant's daughter was present and stated that her mother lives in Beloit four days a week, Thursday through Sunday, but lives in Illinois Monday through Wednesday. She commented that her mother applied for a liquor license because customers requested it and that they would be selling alcohol from 1:00 PM until 9:00 PM. She stated that they would have sufficient equipment and monitoring to prevent the underage sale of alcohol and would be asking for state ID's at all times.

Patricia MaJeed, 1515 Park Avenue, owner of Clippers & Curls, was present and stated that they have been there for 25 years. Ms. MaJeed stated that the area is congested as it is and that the Merrill Neighborhood is a fragile neighborhood and does not need alcohol sales in the area.

Vanessa Graham, recent owner of the Christian Ark Children's Daycare at 1613 Park Avenue, was present. Ms. Graham commented that she does not want liquor sales there because her hours are 6:00 AM until 9:00 PM and will be extended to 11:30 PM in the near future. Ms. Graham added that because she has a daycare center and because the area is so congested she is concerned that people will not recognize the law. She stated that she feels it is best to not have liquor sales in the area at all for the safety of the children and the community.

Victor Murph, 1015 Washburn Avenue, a resident in the area, stated that he and others in the community are concerned about the traffic in the Merrill Community being very fragile at this time. Mr. Murph said that he commends the business owners for having a grocery store there and having a great entrepreneurial spirit. Mr. Murph stated that maybe the community can handle a liquor license at some point, but today is not the day.

Rory Owens, 1681 Wisconsin Avenue, Chairperson of the Merrill Revitalization Group, was present to represent the group. Mr. Owens said that they are requesting that the Commission deny the request for alcohol sales in this area because it is not in the best interest of the neighborhood.

Chairperson Ramsden clarified that most people support the business but not the sale of alcohol. Mr. Owens commented that would be correct.

Chairperson Ramsden closed the public hearing.

Commissioner Faragher commented that he understands that the community supports the business but not the alcohol sales and that he personally could not support the sale of alcohol in the community either.

Commissioner Faragher made a motion to recommend denial of the requested Conditional Use Permit and the motion was seconded by Commissioner Moore. The motion to recommend denial of the Conditional Use Permit carried (6-0).

4. Comprehensive Plan Amendment – 1500 and 1505 Gateway Boulevard

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Mixed Residential to Business Park for the properties located at 1500 and 1505 Gateway Boulevard.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Jacobsen moved and Commissioner Kelley seconded approval of the Resolution recommending approval of the requested amendments to the Comprehensive Plan. The motion carried (6-0).

5. **Zoning Map Amendment – 2208 N. Lee Lane – Lee Lane Park**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning of the property located at 2208 N. Lee Lane from R-1A, Single Family Residential, to PLI, Public Lands and Institutions District.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Ramsden opened and closed the public hearing.

Commissioner Kelly moved and Commissioner Faragher seconded a motion to recommend approval of the requested Zoning Map Amendment for 2208 N. Lee Lane. The motion carried (6-0).

6. **Status Report on Prior Plan Commission Items.**

The annexation of 1035 and 1041 Udell drive was approved. The Comprehensive Plan Amendments for 501 Prospect Street and the school district properties will be considered by the City Council at their next meeting. The Comprehensive Plan Amendment for the former Cub Foods property has been withdrawn.

7. **Adjournment**

The meeting adjourned at 7:35 PM.

Respectfully submitted,
Gail Riddle