

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, May 22, 2013
The Forum, Beloit City Hall
100 State Street, Beloit

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

Vice Chair Jacobsen called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Faragher, Kelley, and Nee. Commissioners Seifarth, Moore and Kincaid were absent.

2. **Nomination and Election of Officers**

a. Nomination and Election of Chairperson

Commissioner Kelly nominated Commissioner Jacobsen for position of Chairperson. Commissioner Jacobsen declined the nomination and nominated Commissioner Faragher for Chair. The nomination was accepted by Commissioner Faragher. The vote carried (4-0).

b. Nomination and Election of Vice-Chairperson

Commissioner Faragher nominated Commissioner Jacobsen for the position of Vice-Chairperson, seconded by Commissioner Kelly. Commissioner Jacobsen accepted the nomination for Vice-Chairperson. The vote carried (4-0).

3. **Approval of the Minutes of the April 17, 2013 Meeting**

Commissioner Jacobsen moved and Commissioner Kelly seconded a motion to approve the Minutes of the April 17, 2013 meeting. The motion carried (4-0).

4. **Conditional Use Permit – 903, 911 and 915 Broad Street**

Public hearing, review and consideration of a Conditional Use Permit to allow the expansion of an existing gas station with underground fuel tanks in a Wellhead Protection Overlay District, for the properties located at 903, 911 and 915

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Nee inquired about whether the Phase 2 environmental assessment had been completed and Ms. Christensen answered that it had been completed and that everything came back clean. Commissioner Nee also asked about whether we were meeting the zoning ordinances for parking, rear setback, and green space requirements. Ms. Christensen commented that those requirements are being met.

Chairperson Faragher opened the Public Hearing.

Joe Stadelman, Angus Young Associates, was present to represent the owner. Mr. Stadelman commented that he believes they are meeting the parking requirements with the ten (10) parking stalls. Mr. Stadelman stated that he understands that the green strip was only required if the adjacent property had a residential zoning classification. Commissioner Nee stated that the 'green strip' that Mr. Stadelman was referring to is the buffer requirement which is not needed but that the open green space was a requirement.

Mr. Stadelman stated that there will be a revised site plan.

Commissioner Kelly wanted to know when the job is expected to be completed and Mr. Stadelman answered that the construction would start mid-June and the expected date of completion would be within 90 days.

Commissioner Faragher closed the Public Hearing.

Commissioner Nee moved to approve the Conditional Use Permit and Commissioner Jacobsen seconded the motion. The motion carried (4-0).

5. **Conditional Use Permit – 1227 Liberty Avenue**

Public hearing, review and consideration of a Conditional Use Permit to allow a church in an R-1B, Single Family Residential District, for the property located at 1227 Liberty Avenue

Ms. Christensen summarized the Staff Report and Recommendation.

Commissioner Nee inquired about Condition #2 in regards to the parking issue and where would a person turn around. Ms. Christensen commented that the site plan submitted will not work for parking and that is why the conditions were put in.

Commissioner Faragher opened the Public Hearing.

Gary Hutchinson, representative for New Life Tabernacle, was present for questions.

Commissioner Nee asked Mr. Hutchinson if they were at a point that they could expand a new lot in the front. Mr. Hutchinson stated that they would like to get permission to do so. He added that his son-in-law does paving and that one side of the parking lot could be designated for compact autos and that a person may be able to make a turn around to the east and north of the parking lot and there would be adequate room to back up.

Commissioner Kelly asked how long the church had been there. Mr. Hutchinson answered that the church would be newly established.

Chairperson closed the Public Hearing.

Commissioner Nee moved to approve the Conditional Use Permit with Conditions presented by Staff and Commissioner Kelly seconded the motion. The motion carried (4-0).

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

Ms. Christensen commented that the Zoning Map Amendments for 1500 and 1505 Gateway Boulevard and for 1533 West Grand, and 1528 and 1532 Forest Avenue were approved by City Council.

7. **Adjournment**

The meeting adjourned at 7:35 PM.