

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, September 4, 2013**  
**The Forum, Beloit City Hall**  
**100 State Street, Beloit**

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

Chairperson Faragher called the meeting to order at 7:04 PM. Gail Riddle called the roll. Present were Commissioners Jacobsen, Moore, Kelly, Nee, and Kincaid.

2. **Approval of the Minutes of the August 21, 2013 Meeting**

Commissioner Moore moved and Commissioner Nee seconded a motion to approve the August 21, 2013 minutes. The minutes were approved. (5-0)

3. **Comprehensive Plan Amendment – 2091 and 2105 Shopiere Road**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Single Family Residential-Urban to Neighborhood Commercial for the properties located at 2091 and 2105 Shopiere Road.

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Jacobsen clarified with Ms. Christensen that 2091 Shopiere Road is already existing as a commercial property with a conditional permit and that 2105 Shopiere Road is zoned single-family residential.

Chairperson Faragher opened the Public Hearing.

Dave Brown, 2905 Dartmouth Drive, Janesville, WI, the owner of 2091 Shopiere Road, explained that the reason that he was requesting the Comprehensive Plan Amendment was so that as tenants move in and out, he would not have to apply for a Conditional Use, adding that the property has always been a commercial use. Mr. Brown commented that in working with Drew Pennington, he was told him that he would need to have another property adjoining it in order to not have a spot zoning situation, so Sharon Granberg, owner of 2105 Shopiere Road, agreed to have her property changed as well in order to avoid the spot zoning issue.

Gary Witzack, 2127 Shopiere Road, wanted to know what can be allowed under a C-2 zoning. Ms. Christensen answered that C-2 allowed for some residential uses and also allows community service uses, daycare centers, churches, office, commercial parking, retail sales, and other commercial uses. Mr. Witzack commented that he talked to some

of the neighbors and everyone he talked to, signed a statement in opposition to changing 2105 Shopiere to a C-2.

John White, 1837 Wisconsin Avenue, Beloit, who has a business at 2091 Shopiere Road, Keep On Cut'n commented that they wanted to keep the area commercial and that if he was not allowed to continue to operate at this location, his business would fail.

Sharon Granberg, 2105 Shopiere Road, stated that the reason she is helping Mr. Brown is so that he can get decent people in his building and that she wanted to back him up so he can continue to make a living.

Commissioner Faragher asked Ms. Granberg if she realized that she would be changing her situation to a certain extent and Ms. Granberg commented that she does not plan on ever changing anything.

Chairperson Faragher closed the Public Hearing.

Commissioner Kincaid commented that the issue is further complicated because the properties are across the street from each other instead of next to each other, making it impossible to be redeveloped into one parcel in the future. Commissioner Kincaid added that he did not see the logic in spreading a spot zone.

After further discussion on whether 2105 Shopiere should be included, Commissioners came to the decision that it should not be included.

Dave Brown returned to the podium to state that he was told that he would have a hard time with trying to change just one property and he went on the recommendation from Mr. Pennington. Mr. Brown added that he has no problem with just his property at 2091 Shopiere being changed to C-2.

Commissioner moved to approve the Comprehensive Plan Amendment with a modification to only include 2091 Shopiere Road and to eliminate 2105 Shopiere Road. Commissioner Kelly seconded the motion. The motion was carried. (5-0)

4. **Zoning Map Amendment – 2091 and 2105 Shopiere Road**

Public hearing, review and consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to C-2, Neighborhood Commercial District, for the properties located at 2091 and 2105 Shopiere Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Nee moved to approve the Zoning Map Amendment with a modification to only include 2091 Shopiere Road and eliminate 2105 Shopiere Road. Commission Kelly seconded the motion. The motion was carried. (5-0)

5. **Conditional Use Permit – 1119 Broad Street**

Public hearing, review and consideration of a Conditional Use Permit to allow vehicle repair in the C-3, Community Commercial District, for the property located at 1119 Broad Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

The Commissioners discussed condition #7. It was felt that it was not clear which windows were required to be replaced. The Commissioners indicated that they would like to see both windows replaced on the front façade.

Commissioner Nee moved to approve the Conditional Use Permit with the modification in Condition #7 to read as follows, “The applicant shall remove the vinyl siding on the front façade and replace the windows with contemporary commercial grade windows”. The motion was seconded by Commissioner Jacobsen. The motion carried (5-0).

6. **Architectural Review Exception – 105 Dearborn Street – Cornelier’s**

Public hearing, review and consideration of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow more than 25 Percent of the exterior surface of the walls on a non-industrial building to be metal

Chairperson Faragher opened and closed the Public Hearing.

The Architectural Review Exception for 105 Dearborn Street was laid over.

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

The Planned Unit Development for Woodman’s was approved by City Council.

8. **Adjournment**

The meeting adjourned at 8:07 PM.