



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, September 18, 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, Kelly, Nee, and Ruster. Commissioners Moore and Kincaid were absent.

2. **Approval of the Minutes of the September 4, 2013 Meeting**

Commissioner Jacobsen moved and Commissioner Kelly seconded a motion to approve the September 4, 2013 minutes. The minutes were approved (5-0).

3. **Architectural Review Exception – 105 Dearborn Street – Cornellier’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.

Julie Christensen stated that after receiving the Staff report and Staff recommendation, the applicant withdrew their application for an Exception.

4. **Conditional Use Permit – 622 Broad Street**

Public hearing, review and consideration of an amendment to an existing Conditional Use Permit (CU-2007-13) to allow one additional room in an existing boarding house in a C-3, Community Commercial District, for the property located at 622 Broad Street.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Joshua Manthi, 1425 Holly Drive, Janesville, was present on behalf of Jerry Fagerstrom, the owner of the property. Mr. Manthi commented that he does all the maintenance at 622 Broad Street and that the plan is to divide the double room into one single room.

Commissioner Nee asked for clarification on where the eight parking spaces were located. Ms. Christensen stated that staff would verify that there is the required number of parking spaces.

Chairperson Faragher closed the Public Hearing.

Commissioner Nee moved to approve the Conditional Use Permit with the staff recommendation and Commissioner Ruster seconded the motion. The motion was approved (5-0).

5. **Conditional Use Permit – 201 Short Street – Rose’s**

Public hearing, review and consideration of a Conditional Use Permit to allow an outdoor seating area and outdoor sales, possession, and consumption of alcohol in a C-3, Community Commercial District, for the property located at 201 Short Street.

Ms. Christensen summarized the Staff Report and Recommendation.

After some discussion on the height of the fence, Chairperson Faragher opened and closed the Public Hearing.

Following more discussion on the fence and greenery for 201 Short Street, the Commissioners decided to modify the staff-recommended conditions. The Commission was concerned with how the outdoor seating area would look from Broad Street.

Commissioner Nee moved to approve the Conditional Use Permit with an amendment for the fence height to be 4 feet and a minimum of two plants with live plant material being required on the outside corners of the fence. Commissioner Kelly seconded the motion. The motion carried (5-0).

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

Julie Christensen reported that the City Council approved 1119 Broad Street Conditional Use Permit with a modification not to require the commercial grade window.

7. **Adjournment**

The meeting adjourned at 8:00 PM.