

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, October 9, 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 7:00 PM. Gail Riddle called the roll. Present were Commissioners Kelly, Moore, Nee, and Kincaid. Commissioners Jacobsen and Ruster were absent.

2. **Approval of the Minutes of the September 18, 2013 Meeting**

Commissioner Nee moved and Commissioner Kelly seconded a motion to approve the Minutes of the September 18, 2013 Meeting. The minutes were approved (4-0).

3. **Comprehensive Plan Amendment – 903 and 911 East Grand Avenue**

Public hearing, review and consideration of an amendment to the Future Land Use Map of the City's Comprehensive Plan from Office to Neighborhood Commercial for the properties located at 903 and 911 East Grand Avenue.

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

The applicant, William Zawadzki, was present for any questions.

Commissioner Faragher closed the Public Hearing.

Commissioner Kincaid asked Ms. Christensen if there were any uses in retail not appropriate for this district and she stated no.

Commissioner Kelly moved to approve the Comprehensive Plan Amendment and Commissioner Nee seconded the motion. The motion carried (4-0).

4. **Zoning Map Amendment – 903 and 911 East Grand Avenue**

Public hearing, review and consideration of a Zoning Map Amendment from C-1, Office District, to C-2, Neighborhood Commercial District, for the properties located at 903 and 911 East Grand Avenue.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Nee moved and Commissioner Kelly seconded approval of the Zoning Map Amendment. The motion carried (4-0).

5. **Conditional Use Permit – 856 Fourth Street**

Public hearing, review and consideration of a Conditional Use Permit to allow vehicle repair in the CBD-2, Central Business District-Fringe, for the property located at 856 Fourth Street.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

John Thompson, owner of Butitta Brothers, was present and expressed concerns about having the striping completed by November 1st. Mr. Thompson stated that he will also speak with Planning Staff to discuss the signage. Mr. Thompson stated that he will put in green space but would like to request that he have until next year to get that done.

Charles Haynes, 209 Portland Avenue, was present and commented that he is in general support of the project but his concern is that he would like a condition to be added that will prohibit any fence higher than 4 feet to be placed on the property because he feels that a fence any higher could be used to mask junk.

Chairperson Faragher closed the Public Hearing.

Commissioners Faragher and Nee stated that they did not have a problem with a 4 foot fence.

Commissioner Moore moved and Commissioner Nee seconded a motion to approve the Conditional Use Permit with the amended condition to submit a landscape plan by December 31, 2013 and with an extension for the work to be done by June 1, 2014. Additionally, any fence that is installed will not exceed 4 feet in height. The motion carried (4-0).

6. **Preliminary Subdivision Plat – Elmwood Commons**

Public hearing, review and consideration of a 38-lot Preliminary Subdivision Plat called Elmwood Commons for property located at 1715 Elmwood Avenue in an R-2, Two-Family Residential District.

Ms. Christensen summarized the Staff Report and Staff recommendation.

Vice Chairperson Faragher opened the Public Hearing.

Terry Brown, 2629 Robinson, was present and expressed her concern about the traffic at the intersection of Elaine and Robinson. She expressed the need for a stop sign at that intersection once the subdivision is developed.

Vice-Chairperson Faragher closed the Public Hearing.

Commissioner Nee moved to approve the Preliminary Subdivision Plat and Commissioner Kelly seconded the motion. The motion carried (4-0).

7. **Planned Unit Development – 2850 & 2900 Milwaukee Road and 1865 Branigan Road**
Public hearing, review and consideration of Planned Unit Development – Master Land Use Plan for the properties at 2850 & 2900 Milwaukee Road and 1865 Branigan Road.

Ms. Christensen summarized the Staff Report and Recommendation.

Chairperson Faragher opened the Public Hearing.

Applicant John Patch was present to represent McBain and gave some history on the origin of McBain Enterprises. Mr. Patch commented that this was a good project for the City.

Chairperson Faragher closed the Public Hearing.

Commissioner Moore moved and Commissioner Kelly seconded a motion to approve the Planned Unit Development. The motion carried (4-0).

8. **Zoning Map Amendment – 2850 & 2900 Milwaukee Road and 1865 Branigan Road**
Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from C-3, Community Commercial District, to PUD, Planned Unit Development District, for the properties located at 2850 & 2900 Milwaukee Road and 1865 Branigan Road.

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Moore moved and Commissioner Kelly seconded a motion to approve the Zoning Map Amendment. The motion carried (4-0).

9. **Status Report on Prior Plan Commission Items**
The Conditional Use Permit for 622 Broad Street was approved.

The Conditional Use Permit for 201 Short Street (Rose's) was approved with the Plan Commission Conditions.

The Comprehensive Plan and Zoning and Map Amendment for 2091 Shopiere Road were approved for just the property at 2091 Shopiere Road.

10. **Adjournment**
The meeting adjourned at 8:00 PM.