



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, January 8, 2014
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, Ruster, Nee, and Kincaid. Commissioner Moore arrived at 7:06 PM.

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

Commissioner Nee moved and Commissioner Kelly seconded a motion to approve the Minutes of the December 18, 2013 Meeting. The minutes were approved (5-0).

3. **Zoning Ordinance Amendment Related to the Public Lands and Institutions District**

Public hearing, review and consideration of an Ordinance to create Section 5-102(a)(15) and to amend Section 5-103 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to the Public Lands & Institutions (PLI) district uses and standards.

Julie Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Daniel Barolsky, 1301 Chapin Street, Beloit College Professor and president of Little Turtles Playhouse was present for questions.

Commissioner Kincaid asked for clarification on how the children would be dropped off. Mr. Barolsky answered that the parents could park right across the street on Church Street and carry the child across the street or park in the First Congregational Church parking lot and there would be a gate and fence to walk through. The Commissioners discussed a variety of issues with the applicant related to how the daycare would operate at this location.

Commissioner Nee moved to approve the Zoning Ordinance Amendment and Commissioner Ruster seconded the motion. The motion carried (6-0).

4. **Certified Survey Map – 801 Bushnell Street – First Congregational Church**

Review and consideration of a two-lot Certified Survey Map for the property located at 801 Bushnell Street in the City of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Nee asked why the coach house was being excluded from 627 Church Street. Ms. Christensen commented that it was her understanding that is how the church wanted it. Mr. Barolsky commented that the church wanted to retain it for storage, and the daycare had no need for it. Commissioner Nee suggested that it made sense that the coach house would go along with the lot because if the building ever reverted back to a single family residential, that building would operate as a garage for the property.

Mr. Barolsky stated that he was a little uncomfortable suggesting the re-arrangement of the line without the church's voice, but was willing to put this on hold until someone from the church could be present.

Commissioner Ruster moved and Commissioner Nee seconded a motion to lay the Certified Survey Map over because of concerns in reference to the coach house. The motion carried (6-0).

5. **Certified Survey Map – 4003 S. Walters Road**

Review and consideration of a one-lot Certified Survey Map for the property located at 4003 S. Walters Road in the Town of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kelly asked what would be going on the property.

Bob Luenberger, RH Batterman, 2857 Bartells Drive, was present for questions. Mr. Luenberger commented that it may be used for a future expansion of that business.

Commissioner Nee moved and Commissioner Kelly seconded a motion to approve the Certified Survey Map. The motion carried (6-0).

6. **Zoning Ordinance Amendment – Various Properties Located on North and Sixth Street near the Beloit Memorial High School campus**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from R-1B, Single Family Residential District, and R-2 Two-Family Residential District, to PLI, Public Lands & Institutions District for the properties located at 219 and 225 North Street; and 1203, 1233, 1249, 1253, 1257 1313, 1317, 1323, 1327, 1333, 1339, 1343, 1349 and 1353 Sixth Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Janelle Morotz, Executive Director of Business, School District of Beloit, was present for questions. Ms. Morotz commented that the property on the 1200 block of Sixth Street were all vacant and future use plans of those properties would allow them to expand their field and/or parking lot area and that the other side would be for athletic use expansion.

Commissioner Kincaid asked if the School District had plans to purchase the remaining properties. Ms. Morotz answered that they did not at this time.

Chairperson Faragher closed the Public Hearing.

Commissioner Kincaid asked if the school district would be required to provide landscaping for any parking lot additions. Ms. Christensen answered that they would.

Commissioner Jacobsen moved and Commissioner Nee seconded a motion to approve the Zoning Ordinance Amendment. Commissioner Ruster seconded the motion. The motion carried (6-0).

7. **Zoning Ordinance Amendment Relating to Nonconforming Uses and Structures**

Public hearing, review and consideration of an Ordinance to repeal and recreate Sections 9.1.1 and 9.1.2 and to amend Sections 9.1.4, 9.2.1(A) and 9.2.2.(E) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, relating to nonconforming uses and structures

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Ms. Christensen explained that the sole purpose of this was to get the City compliant with state law. After some discussion about the requirements for state law Chairperson Faragher opened and closed the Public Hearing.

Commissioner Nee asked about the nonconforming use provision of the ordinance. Ms. Christensen explained that the change in state law applied to nonconforming structures only and that the City's nonconforming use provision would still be in place.

Commissioner Moore moved and Commissioner Jacobsen seconded a motion to approve the Zoning Ordinance Amendment. The motion was carried (6-0)

8. **Conditional Use Permit - 1029 Fourth Street - Vehicle Repair**

Public hearing, review and consideration of a Conditional Use Permit to allow vehicle repair in a C-3, Community Commercial District, for the property located at 1029 Fourth Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

The applicant and future owner of the business was present. He stated that he would like to open this business but does not want to store cars there because he also owns the business across the street which has enough room for 20 cars. He added that he wants to use this building for mechanical maintenance use in the building.

Chairperson Faragher closed the Public Hearing.

Commissioner Nee commented that he would want to add a requirement for a fence around the property. He indicated that he felt it was important to screen this use from adjacent residential uses. He went on to say that he thought the fence should not be allowed be chain-link or chain-link with slats.

Commissioner Nee made a motion to approve the Conditional Use Permit subject to the amended conditions and to add a fence requirement on the north, south and east sides of the property which was not chain-link or chain-link with slats. Commissioner Ruster seconded the motion. The motion carried (6-0).

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

Ms. Christensen stated that the Comprehensive Plan Amendment and Zoning for the new school on Milwaukee Road was approved.

The Conditional Use for the Ironworks south was approved.

The developers for the tax credit have decided not to move forward.

10. **Adjournment**

The meeting adjourned at 8:25 PM.