

**MINUTES**  
**BELOIT CITY PLAN COMMISSION**  
**Wednesday, February 5, 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 Jacobsen, Kelly, Ruster, and Nee. Commissioner Kincaid arrived at 7:09. Commissioner Moore was absent.

2. **Approval of the Minutes of the January 8, 2014 Meeting**

Commissioner Nee moved and Commissioner Kelly seconded a motion to approve the Minutes of the January 8, 2014 Meeting. The minutes were approved (5-0).

3. **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

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Ruster moved to approve the Certified Survey Map and Commissioner Kelly seconded the motion. The motion carried (5-0).

4. **Certified Survey Map – 1601 Gateway Boulevard**

Review and consideration of a two-lot Certified Survey Map for the property located at 1601 Gateway Boulevard in the City of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kelly moved and Commissioner Nee seconded approval of the Certified Survey Map. The motion carried (5-0).

5. **Zoning Map Amendment – 2508 Milwaukee Road**

Public hearing review and consideration of a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to PLI, Public Lands & Institutions District for the property located at 2508 Milwaukee Road

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Jacobsen moved and Commissioner Nee seconded a motion to approve the Zoning Map Amendment. The motion carried (5-0).

6. **Conditional Use Permit – 1420 Division 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 1420 Division Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Les Hollis, a neighbor living in the neighborhood for the past 72 years, was present. After reviewing some of the history of the neighborhood, Mr. Hollis commented that he would love to have the auto shop in the neighborhood, adding that he supports them.

Chairperson Faragher closed the Public Hearing.

Commissioner Nee moved to approve the Conditional Use Permit. Commissioner Kelly seconded the motion. The motion carried (5-0).

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

Ms. Christensen noted that the Zoning Ordinance Amendment for the School District was approved.

The Zoning Ordinance Amendment related to non-conforming uses and structures was approved.

The Conditional Use Permit for the Fourth Street Vehicle Repair was approved without the requirement for a fence.

8. **Adjournment**

The meeting adjourned at 7:16 pm