



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, November 5, 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 7:00 PM. Gail Riddle called the roll. Present were Commissioners Moore, Ruster, Finnegan, Tinder, Johnson, Mathis, and Kincaid.

2. **Approval of the Minutes of the October 22, 2014 Meeting**

Commissioner Moore moved and Commissioner Ruster seconded a motion to approve the Minutes of the October 22, 2014 Meeting. The motion carried (7-0).

3. **Certified Survey Map – 2600 Coyote Run – Acorn Development LLC**

Review and consideration of a four-lot Certified Survey Map for the property located at 2600 Coyote Run in the City of Beloit

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Johnson made a motion to approve the Certified Survey Map. Commissioner Mathis seconded the motion. The motion carried (7-0).

4. **Conditional Use Permit – 658 Fourth Street – Peter Gabriele**

Public hearing, review and consideration of a Conditional Use Permit to allow a pick-up window and drive-through lane in a CBD-2, Central Business District-Fringe on the property located at 658 Fourth Street

Ms. Christensen reviewed the Staff Report and Staff Recommendation.

Chairperson Faragher opened the Public Hearing.

Commissioner Mathis asked how many vehicles could pass through the driveway at one time.

Owner Peter Gabriel answered that he believes there could be five cars.

Commissioner Kincaid asked if the traffic study would be complete before this came to City Council. Mr. Gabriele answered that they had not ordered it yet because it would

be subject to the City Engineer's review. Ms. Christensen added that it would be reviewed by the City Engineer to see if it was appropriate before the use is allowed.

Commissioner Johnson asked if four (4) parking spaces would be enough. Mr. Gabriele stated that they would also have the use of public lots, and there is more street parking in the back that is allowed.

Commissioner Kincaid asked if this would be pick-up and delivery, and Mr. Gabriele answered that it would be.

Commissioner Mathis asked how many spots would there be for customers. Mr. Gabriele said that this would be determined at a later date.

Commissioner Johnson asked if there would be safety issues with the walk up counter entrance, and Mr. Gabriele said that he did not anticipate a problem.

Commissioner Mathis asked Mr. Gabriele what his biggest concern was in regards to a layout perspective. Mr. Gabriele stated that he just hopes people will support it.

Chairperson Faragher closed the Public Hearing.

Commissioner Tinder made a motion to approve the Conditional Use Permit. Commissioner Johnson seconded the motion. The motion carried (7-0).

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

Ms. Christensen stated that the re-zonings for 3311 Prairie Avenue and 1901 Gateway Boulevard were approved by City Council.

6. **Adjournment**

The meeting adjourned at 7:30 PM.