



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, November 19, 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 Moore, Ruster, Tinder, Johnson, and Mathis.

2. **Approval of the Minutes of the November 5, 2014 Meeting**

Commissioner Tinder moved and Commissioner Moore seconded a motion to approve the Minutes of the November 5, 2014 Meeting. The motion carried (6-0).

3. **Conditional Use Permit - 419 Pleasant Street - Hendricks Commercial Properties**

Public hearing, review and consideration of a Conditional Use Permit to allow a drive-up automated teller machine (ATM) in a CBD-1, Central Business District-Core on the property located at 419 Pleasant Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Chairperson Faragher opened and closed the Public Hearing.

Commissioner Mathis asked if there would be revisions to the application due to the City Engineer's recommendation. Ms. Christensen answered that staff has worked with the applicant and resolved the City Engineer's concern by making it one-way.

Commissioner Johnson made a motion to approve the Conditional Use Permit. Commissioner Tinder seconded the motion. The motion carried (6-0).

4. **Sign Ordinance Exception - 500 Pleasant Street - Ironworks Hotel**

Public hearing, review and consideration of an exception to Section 30.40(2)(c) of the Outdoor Sign Ordinance to allow two secondary, on-premises wall signs to exceed 30 square feet in area in a CBD-2, Central Business District-Fringe for the property located at 500 Pleasant Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Ruster commented that she has concerns that the Board keeps approving bigger and bigger signs and was opposed to allowing this sign to be bigger. Commissioner Mathis commented that he understands Commissioner Ruster's point

but he feels that it makes sense from a business perspective to have signage that sticks out.

Chairperson Faragher opened the Public Hearing.

Kevin Rogers, Hendricks Commercial Properties, LLC, apologized for not doing the process right and asked that both signs be allowed.

Chairperson Faragher closed the Public Hearing.

Commissioner Faragher stated that his concern was whether both signs should remain or just one. Commissioner Mathis commented that he feels that both signs should be allowed to remain.

Commissioner Moore made a motion to approve the Sign Ordinance Exception subject to the revised conditions which allow the two proposed signs. Commissioner Johnson seconded the motion. Commissioners Faragher, Moore, Tinder, Mathis, and Johnson voted in favor of the motion. Commissioner Ruster voted in opposition of the Sign Ordinance Exception. The motion carried (5-1).

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

Ms. Christensen state the Certified Survey Map on Coyote Run was approved by City Council, as well as the Conditional Use Permit for Peter Gabriele with the conditions recommended by Plan Commission.

6. **Adjournment**

The meeting adjourned at 7:40 PM.