



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, July 22, 2015 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:02pm. Commissioners Faragher, Mathis, Tinder, Finnegan, Ruster, Johnson, and Councilor Kincaid were present. Commissioner Moore was absent.

2. Approval of the Minutes of the July 8, 2015 Meeting

Commissioner Tinder moved to approve the minutes. Commissioner Finnegan seconded the motion. The motion carried, voice vote.

3. Conditional Use Permit - 901 Bayliss Avenue - Dave's Bait & Tackle

Public hearing, review and consideration of a Conditional Use Permit to allow indoor alcohol sales in a C-2, Neighborhood Commercial District for property located at 901 Bayliss Avenue.

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Chairperson Faragher stated that he was aware that Councilor Deforest requested a police report regarding activities in the 901 Bayliss Ave neighborhood for the City Council meeting.

Commissioner Johnson moved to approve the motion. Commissioner Tinder seconded the motion. The motion carried, voice vote.

4. Conditional Use Permit - 911 E Grand Avenue

Public hearing, review and consideration of a Conditional Use Permit to allow second-story residential above retail in a C-2, Neighborhood Commercial District for property located at 911 E Grand Avenue.

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Michelle Crossley, the owner and operator of the business of 911 E Grand Ave, residing at 927 Harrison Ave, spoke to the Commission. Chairperson Faragher asked what the

previous use of the upper floor had been. Ms. Crosley stated that the entire building used to be an antique store. She also stated that it would not require an extensive amount of work to convert the upper floor into a residence.

Commissioner Tinder moved to approve the motion. Finnegan seconded the motion. The motion carried, voice vote.

5. **Conditional Use Permit – 430 E Grand Avenue – Zen Sushi**

Public hearing, review and consideration of a Conditional Use Permit to allow outdoor seating and outdoor sales, possession and consumption of alcohol in a CBD-1, Central Business District, Core, for property located at 430 E Grand Avenue.

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Tinder inquired into the reasoning behind the Fire Department's objection to having an open flame style table. Ms. Christensen was unable to speak for the Fire Department.

Councilor Kincaid asked what the process would be if the Fire Department objected to removal of the condition. Ms. Christensen explained that City Council would have the final say and the conditional use permit would not return to the Plan Commission.

Commissioner Ruster asked if there were any alcohol permits available. Ms. Christensen explained that Zen Sushi had previously applied for, and received, the license. Ms. Christensen also explained that there were a number of different classes of alcohol licenses available.

Dan Barkus, 525 Third Street (Hendricks' Commercial Property), spoke to the Commission. Mr. Barkus stated that they would be willing to work with staff and the Commission to develop a compromise regarding the open flame fire pit tables.

Chairperson Johnson asked if the Zen Sushi restaurant had requested additional seating in front of the restaurant. Ms. Christensen explained that they had applied for a Sidewalk Café Licenses which would be approved by staff. The Plan Commission does not need to approve this request.

Commissioner Mathis stated that he has had previous experience with outdoor seating with grills available and supported the applicants request to have them.

Commissioner Tinder moved to remove condition number three, "The applicant may not use tables or other furnishings that create an open flame, regardless of fuel type or source." Commissioner Mathis seconded the motion. The motion carried, voice vote.

Commissioner Johnson moved to approve the amended motion. Commissioner Ruster seconded the motion. The motion carried, voice vote.

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

Ms. Christensen explained that the City Council will take action on the EVM sign ordinance amendment at their next meeting.

7. **Adjournment**

The meeting adjourned at 7:30pm.

Respectfully submitted by Ashley Rosenbaum