



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, August 5, 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 Tinder, Finnegan, Ruster, Faragher, and Councilor Kincaid were present. Commissioners Mathis and Moore were absent. Commissioner Johnson arrived at 7:04pm.

2. Approval of the Minutes of the July 22, 2015 Meeting

Commissioner Tinder moved to approve the minutes from the July 22, 2015 meeting. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

3. Discussion of Fire Department Regulations Related to Outdoor Fires

Julie Christensen, Director of Community Development, introduced Mr. Gary Schenck, a representative from the Fire Department, to discuss Outdoor Fires. Mr. Schenck gave a brief summary of the Fire Code. He explained that per City of Beloit Fire Code, the only outdoor fires permissible in the City are recreational, cooking, training, and permitted fires. Mr. Schenck expounded on the City Ordinance, stating that any open flames are required to be more than ten feet from any building. Also, the City of Beloit limits the fuel source of recreational fires to only wood, not propane or the like.

Chairperson Faragher asked Mr. Schenck how long the 10 foot regulation has been in place. Mr. Schenck did not know the exact time frame but stated that it has been in place at least since 2008, if not longer. Chairperson Faragher also inquired into if the Ordinance would be altered now that propane tanks are a viable source of fuel.

Commissioner Ruster asked what types of shut off units are featured on the fire pits. Mr. Schenck explained that there was not sufficient information on the proposed plans.

Mr. Schenck added that an additional issue would be the fact that the restaurant is considered a commercial building. The City Ordinance regulates residential buildings more so than commercial buildings.

4. Street Vacation – Tuck-a-Way Lane

Review and consideration of the vacation of Tuck-a-Way Lane located west of Claremont Drive.

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

Chairperson Faragher asked if the utilities would be moved. Ms. Christensen stated that the utilities would still come in from Claremont Drive. The City would not face any financial burden.

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

5. Zoning Map Amendment – 2460 Milwaukee Road and 1420 Office Park Lane

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to PLI, Public Lands and Institutions District, for the property located at 2460 Milwaukee Road and from M-2, General Manufacturing District, to PLI, Public Lands and Institutions District, for the property located at 1420 Office Park Lane.

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

Councilor Kincaid suggested that Ms. Christensen add to the “Findings of Fact” section that the land use of the area is also planned and designated as residential.

Craig Zastrow, 1631 E Ridge Road, Executive Pastor of Central Christian Church, spoke to the commission. Chairperson Faragher requested that when the new sign is designed, the church take into consideration safety of the area and other factors to have a tasteful sign.

Commissioner Ruster asked if all churches in the City were zoned PLI. Ms. Christensen explained that since churches are allowed in virtually all zoning districts, they are often residential or commercial. Commissioner Ruster indicated that she didn’t think it was fair if Central Christian Church could have an EVM, but other churches could not.

Ms. Christensen explained that it is against State law to deny the zoning request because it is consistent with the Comprehensive Plan. She also explained that any of the religious entities in the City could submit an amendment to their Comprehensive Plan and then apply for a rezoning to PLI.

Chairperson Faragher inquired into the conditions of an EVM sign. Ms. Christensen explained the conditions of the Ordinance.

Commissioner Tinder moved to approve the motion. Commissioner Johnson seconded the motion. The motion passed, voice vote. Commissioner Ruster opposed the motion.

6. **Conditional Use Permit – 2900 Milwaukee Road – Noodles & Company**

Public hearing, review and consideration of a Conditional Use Permit to allow outdoor seating and outdoor sales, possession and consumption of alcohol in a PUD, Planned Unit Development District, for property located at 2900 Milwaukee Road.

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

Elizabeth Kivland, the architect for the project, spoke to the Commission. She explained that the restaurant has submitted a permit for Beer and Liquor and they plan to begin work soon.

Councilor Kincaid requested a different version of the plans before the motion went to the City Council. Ms. Kivland provided an 11"x7" copy of the plans.

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

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

Julie Christensen, Director of Community Development, provided a status report to the Commission. The Conditional Use Permits for Dave's Bait and Tackle, 911 E Grand Ave, and 430 E Grand Ave were approved by the City Council. The sign ordinance amendment was also approved by the City Council with a split vote of 5-2. At the next meeting, there will be a floodplain ordinance amendment on the agenda, which is required by DNR.

8. **Adjournment**

The meeting adjourned at 7:45pm.

Respectfully submitted by Ashley Rosenbaum