



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING MINUTES
Beloit City Plan Commission
Wednesday, January 20, 2016 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 7:03pm. Commissioners Ruster, Tinder, Faragher, Johnson and Councilor Kincaid were present. Commissioners Mathis, Moore, and Finnegan were absent.

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

Commissioner Tinder moved to approve the minutes of the December 22, 2015 meeting. Commissioner Johnson seconded the motion. The motion passed, voice vote.

3. Amendment to a Planned Unit Development Master Land Use Plan - Menards - 2851 Milwaukee Road

Public hearing, review and consideration of amendment to a Planned Unit Development Master Land Use Plan to allow a warehouse addition of up to 23,000 square feet for total warehouse space of 50,000 square feet

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

Councilor Kincaid asked how much warehouse space currently exists. Ms. Christensen answered that there is currently 26,430 square feet. She also clarified where the proposed warehouse would be located.

Commissioner Ruster asked which residents were notified of the proposed addition. Ms. Christensen stated that all of the residents within 150 feet of Menards received a notice.

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

4. Zoning Map Amendment - River of Life United Methodist Church - 2345 Prairie Avenue

Public hearing, review and consideration of a Zoning Map Amendment from R-1A, Single Family Residential District, to PLI, Public Lands and Institutions District for the property located at 2345 Prairie Avenue

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

Councilor Kincaid asked why the applicant did not submit a sign permit at the same time as the Zoning Map Amendment was submitted. Ms. Christensen explained that the applicant could not apply for the Sign Permit until the amendment was approved.

Kevin Cook, a representative of JNB Signs, (3166 N Wright road, Janesville, WI) stated that, according to previous discussions with the River of Life United Methodist Church, the proposed sign would only measure around 32 square feet (4'x8').

Councilor Kincaid asked if this would be an addition to the existing sign. Mr. Cook stated that it would be replacing the existing sign.

Commissioner Ruster asked if the approval for the proposed sign would be based on the current sign ordinance or the new amended sign ordinance. Ms. Christensen explained that it would be reviewed under the current sign ordinance as well as the Architectural Review Ordinance.

Chairperson Faragher voiced his concerns with the rezoning process for future owners of the land.

Commissioner Johnson asked if the Plan Commission rezoned Good News Christian Center to PLI. Ms. Christensen stated that the Good News Christian Center was rezoned C-2. He also inquired into why PLI was the logical choice for the proposed sign. Ms. Christensen stated that PLI and R1-A would be the two options to stay in keeping with the Comprehensive Plan.

The Commission discussed the precedent that has been set regarding Zoning Amendment Applications, citing Good News Christian Center as well as Central Christian Church as examples. Commission Johnson clarified that if this Zoning amendment request were approved, the same standards for the Central Christian Church Electronically Variable-Message (EVM) sign would apply to the River of Life United Methodist Church EVM sign. Ms. Christensen confirmed that they would be applicable.

Commissioner Johnson asked where the proposed sign would have frontage. Ms. Christensen explained the location and visibility of the existing sign. He also expressed his concern with not approving this proposal when it is similar to the previously submitted application by Central Christian Center.

Commissioner Ruster clarified that if a new future owner desired to have an EVM, they could have a 75 square foot sign.

Commissioner Johnson moved to approve the motion. Commissioner Tinder seconded the motion. The motion failed, voice vote. Commissioners Johnson and Tinder voted in favor of the motion. Commissioners Faragher and Ruster voted against the motion.

5. Status Report on Prior Plan Commission Items

City Council approved the Certified Survey Map at 2001 and 3620 Gateway Boulevard and the Relocation Order for Easements for the Fourth Street Bridge Project.

6. Adjournment

The meeting adjourned at 7:25pm.