



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING MINUTES**  
**Beloit City Plan Commission**  
**Tuesday, November 22, 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 7:00pm. Commissioners Tinder, Finnegan, Ruster, Faragher, Weeden, and Haynes were present. Commissioner Johnson was absent. Councilor Leavy arrived at 7:02pm.

**2. Approval of the Minutes of the November 9, 2016 Meeting**

Commissioner Weeden moved to approve the minutes from the November 9, 2016 meeting. Commissioner Tinder seconded the motion. The motion passed, voice vote.

**3. Conditional Use Permit – 1703 Park Avenue**

Public hearing, review and consideration of a request for a Conditional Use Permit to allow a banquet facility and event space in a C-2, Neighborhood Commercial District, for the property located at 1703 Park Avenue.

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

Chairperson Faragher clarified that a liquor license would be required by law. Ms. Christensen confirmed that it would. Chairperson Faragher also clarified that there would need to be additional parking spaces.

Chairperson Faragher inquired into the nature of the concerns from the neighbors. Ms. Christensen expounded on the concerns, mentioning loitering, noise, and parking spaces specifically.

Mario Mendoza, 1703 Park Ave, addressed the Commission. He explained that he had previously tried to rent the property out with no luck.

Commissioner Weeden asked Mr. Mendoza if he understood at the time of applying that allowing people to bring their own alcohol would not be permissible. Mr. Mendoza stated that he understood.

Councilor Leavy asked for clarification from Mr. Mendoza regarding his original intentions in regards to the alcohol situation. Mr. Mendoza explained his original plans and explained

that he was new to the process and unfamiliar with what was permissible and what was not.

Councilor Leavy asked what Mr. Mendoza intended to do with the space if the Conditional Use Permit were denied. Mr. Mendoza said that he had been approached by a business about renting the space.

Commissioner Haynes moved to approve the motion. Commissioner Ruster seconded the motion. The motion was denied, voice vote.

**4. Zoning Map Amendment – 631, 640, 654 and 657 Bluff Street**

Public hearing, review and consideration of a Zoning Map Amendment from R-1B, Single Family Residential District, to C-1, Office District, for the properties located at 631, 640, 654 and 657 Bluff Street

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

Commissioner Weeden asked if, in the event that the new owner of 640 Bluff wanted to convert the space into office spaces, if a Conditional Use Permit would be required. Ms. Christensen confirmed that a Conditional Use Permit would not be required for office spaces.

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

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

The final plat for New Leaf Homes was approved by Council. A Development agreement is still needed and once that is in place, the property can be sold.

**6. Adjournment**

The meeting adjourned at 7:21pm.

Minutes respectfully submitted by Ashley Rosenbaum