



**Meeting Minutes
Beloit City Plan Commission
Wednesday, January 17, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit**

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Haynes, Weeden, Faragher, Ruster, Finnegan, Tinder, and Johnson and City Councilor Leavy were present.

2. Approval of the Minutes of the December 20, 2017 Meeting

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

3. Conditional Use Permit – 419 Pleasant Street

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

John Gackstetter, Hendricks Commercial Properties, approached the podium to address any questions regarding the proposal.

Commissioner Weeden inquired about access to the rooftop and the type of railing proposed to be used for the project. Mr. Gackstetter responded that a railing will not cover the entire perimeter; only a code 2 glass railing will be used along the bar/open-seating area. This, along with an 8' dividing wall, will separate the seating area and the rest of the roof. The entire roof will not be accessible to the public.

Commissioner Faragher asked about the estimated time of completion for this project. Mr. Gackstetter estimated an opening date between the months of June and August, 2018. The company is under an aggressive timeline and hope for an opening in 2018.

Commissioner Ruster asked if there would be a bar on the roof area. Mr. Gackstetter responded that operations will have to be worked out regarding the use of the area. The seating area will be mostly used for gatherings and hotel functions and not open for outside public use.

Commissioner Haynes moved to approve the Conditional Use Permit, Commissioner Ruster second the motion. The motion passed, voice vote.

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

Community Development Director, Julie Christensen, reported that the City Council approved the Conditional Use Permit for 1314 Madison Road, the order to relocate utilities due to the I-39/I-90 project and the acceptance of the petition to vacate part of the corner of Maple Avenue and Fourth Street. A Planned Unit Development and Re-zoning for the new Welcome Center will be brought forward at the next meeting.

5. **Adjournment**

Commissioner Tinder moved to adjourn the meeting. Commissioner Ruster seconded the motion.

Meeting adjourned at 7:25pm.

Minutes respectfully submitted by Frank Fuerte.