



**Meeting Minutes
Beloit City Plan Commission
Wednesday, June 6, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit**

1. Call to Order and Roll Call

The meeting was called to order at 7:02pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan and City Councilor Preuschl were present.

2. Approval of the Minutes of the May 23, 2018 Meeting

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

3. Conditional Use Permit – Beloit International Film Festival (BIFF) Outdoor Event – 701 Third Street
Planning and Building Services Director, Drew Pennington, presented the staff report and recommendation.

Commissioner Robson asked the applicant, Mr. Max Maiken, if E-Bates would have any objections regarding noise. Mr. Maiken, representing BIFF and residing at 510 Portland Avenue in Beloit, indicated that E-Bates will be moving out of the building on August 6th. E-bates might need some access to the building on the day of the event but the firm has agreed and signed off on the proposal.

Commissioner Johnson moved to approve the Conditional Use Permit, subject to the conditions recommended by staff. Commissioner Haynes seconded the motion. The motion passed, voice vote.

4. Conditional Use Permit – Royalty Lounge – 530 E. Grand Avenue

Planning and Building Services Director, Drew Pennington, presented the staff report and recommendation.

Mr. Don Roberts, representing the owner of the adjacent building at 524 E. Grand Avenue, mentioned that there have been issues with the referenced establishment and that there are current concerns regarding the proposed deck. Mr. Roberts mentioned that there are apartments located above; concerns with noise issues, noise and aggravation complaints in the parking lot. Some of the current parking issues include patrons of the Lounge parking in tenant's stalls. Mr. Roberts mentioned that there has not been any police involvement

with regards to the complaints and street fights. Mr. Roberts has visited the police station regarding the issues with no resolution. Mr. Roberts believes that there will be more issues if the deck is allowed, with no enforcement. Mr. Roberts believes that there would be future snow plowing, property line and lighting issues if this Conditional Use Permit is allowed.

Commissioner Robson asked Mr. Roberts how many people live in the apartment above and to elaborate on the street lights issue. Mr. Roberts indicated that there are two units upstairs, and the proposed lighting would bring light into the apartments after dark. Mr. Roberts added that there has not been any cooperation between business owners and residents. Mr. Roberts believes that customers of "Tattoos by House of Lex" are afraid to visit the establishment because of the area, causing a loss in business.

Commissioner Faragher asked Mr. Roberts to address the issues with the dumpsters. Mr. Roberts stated his belief that the dumpsters are encroaching on the adjacent property.

Commissioner Weeden asked Mr. Pennington to confirm if the alleyway belonged to 530 E. Grand Avenue. Mr. Pennington confirmed and directed the committee to the staff report and pictures showing current property lines. Mr. Pennington also indicated that the current parking is "angled" and the proposed deck will impede the angled parking. Mr. Pennington stated his position that property owners must settle any civil disputes regarding property lines. Furthermore, the applicant has provided title work showing the absence of an easement over the private alley.

Commissioner Robson asked Mr. Roberts about the outside lighting of the establishment. Mr. Roberts indicated that there is minimal lighting outside of the property. Currently there are low-light LED lights, the parking-lot is still dark and there have been discussions about placing more outside lighting. Commissioner Robson asked staff about the proposed location of the outside lighting. Mr. Pennington stated that there would be wall mounted lighting and at staff's request, there would be one located by the door and another closer to the end of the building.

Commissioner Johnson asked staff if, in regards to the width of space, the owner could build all the way to the property line. Mr. Pennington indicated that in theory they could build all the way to the property line.

Commissioner Weeden asked staff if the mentioned conditions have been discussed with the applicant. Mr. Pennington indicated that most of the conditions have been discussed with the applicant, with exception of the lighting.

Commissioner Johnson asked staff if there will there be access to dumpsters on another area of the building. Mr. Pennington indicated that the dumpster could be re-located behind the building but access will be limited.

City Councilor Preuschl asked staff about parcel #1354000. Mr. Pennington indicated that when the applicant first proposed the idea, he mentioned that the alley could not be blocked and that title work would have to be ordered. The title work came back showing 530 E. Grand Avenue as owners of the alley and with no easements. It also uncovered an easement between the Bryden Motors parking lot and the alley parcel.

Commissioner Johnson asked the applicant where patrons smoke outside of the establishment. Mr. Donta Evans, representing the Royalty Lounge, stated that patrons smoke in front of the building, back of alleyway and on the sidewalks. Commissioner Johnson indicated that the proposed deck would create a designated smoking area. Commissioner Johnson also mentioned that the title work shows that all the property lines have been verified by a reputable title company and that the applicant has agreed to meet the conditions set by the Planning and Building Services Division.

Commissioner Finnegan moved to approve the Conditional Use Permit, subject to the conditions recommended by staff and the installation of two wall-mounted lights. Commissioner Weeden seconded the motion. The motion passed, voice vote.

5. Zoning Map Amendment – Our Savior’s Lutheran Church – 737 and 749 Bluff Street

Planning and Building Services Director, Drew Pennington, presented the staff report and recommendation.

Commissioner Haynes asked staff to confirm if the parcel had sufficient space to build a garage. Mr. Pennington indicated that there would be enough room to build a two-car garage. Commissioner Robson asked staff if there were any public comments or calls about the Zoning Map Amendment. Mr. Pennington stated that there were not any calls regarding the amendment.

City Council Preuschl believes that it would be wise to extend the property another 30 feet towards the East to allow more space for an accessory structure and for quality development. Mr. Pennington indicated that although the property has been surveyed, the survey can be adjusted. Mr. Pennington stated that the Commission could request a lot line movement to make the lot larger, but could not mandate one.

Steve Christensen, 3203 South High Crest, mentioned that the referenced parcel has been church property for years and has been used by nonprofits for many years. Mr. Christensen will contact the surveyor to discuss re-adjusting the lot lines to the divided parcel to meet the committee’s request.

Rick McGrath, 1747 Sherwood Drive, thanked Mr. Pennington’s and the applicant’s efforts in preserving the house and avoiding demolition.

Commissioner Finnegan moved to approve the Zoning Map Amendment. Commissioner Haynes seconded the motion. The motion passed, voice vote.

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

The Comprehensive Plan is moving forward with Open Houses the last week of June. One session scheduled on Tuesday afternoon on June 26th at the Merrill Community Center and another to be determined, possibly at the Beloit Historical Society during the same week.

7. **Adjournment**

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

Meeting adjourned at 8:00pm.

Minutes respectfully submitted by Frank Fuerte.