



Meeting Minutes
Beloit City Plan Commission
Wednesday, September 19, 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 7:00pm. Commissioners Weeden, Johnson, Faragher, Ruster, and Councilor Preuschl were present. Commissioners Haynes and Finnegan were absent, and Commissioner Robson arrived at 7:05pm.

2. Approval of the Minutes of the September 5, 2018 Meeting

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

3. Consideration of a Conditional Use Permit to allow a drive-in use in a C-2, Neighborhood Commercial District, for the property located at 2648 Prairie Avenue

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

Ms. Christensen said that the staff is recommending approval of the Conditional Use because it is limited to review of the drive-in use. This property already has a Conditional Use Permit for indoor alcohol sales. Consequently, the review of this Conditional Use Permit is focused on the land use and planning part of this development, and the Alcohol Beverage License Control Committee (ABLCC) will make a recommendation on the alcohol license itself.

Commissioners asked Ms. Christensen for clarification on items regarding the drive-thru use. They also discussed the Police Department memo, specifically a concern that a fight could break out in the drive-through. Ms. Christensen explained what is required under the new state law regarding Conditional Use Permits and answered questions about the application before the Commission. Ms. Christensen also informed Plan Commission that a Zoning Ordinance amendment would be coming forward in the future to remove alcohol sales as a Conditional Use Permit.

Nicholas Lerma, 5008 Walnut Grove Drive, indicated that a fight could occur in any drive-through lane. He stated that he is not pushing to sell liquor through the drive-through window, and that he wants to use the window for selling food since they have grills in the

back. Mr. Lerma mentioned Tobacco Shack's hours are from 6:00am-9:30pm, and that he would like to keep the hours the same as they have or whatever times the City is allowing him to be open.

Jim Van De Bogart, 2091 Collingswood Drive, stated his concerns about drive-through liquor sales. Mr. Van De Bogart discussed how there is minimal contact with a person when they are purchasing liquor through the drive-through making it difficult to determine if someone has had too much to drink. Jim mentioned that if we approve this Conditional Use Permit, every tavern is going to want to sell liquor through a drive-through.

Commissioner Faragher asked the Commissioners if they wanted to lay the item over to see if the City Council and ABLCC approve Mr. Lerma's liquor license through the drive-through. Ms. Christensen asked Mr. Lerma if he would be willing to wait to have Plan Commission take action after the ABLCC decides on Mr. Lerma's alcohol application. Mr. Lerma stated that his intentions are not to sell liquor through the drive-through.

Commissioner Faragher closed the public hearing.

Commissioner Weeden moved to approve the Conditional Use Permit with an additional condition of prohibiting alcohol sales through the drive-through. Commissioner Robson seconded the motion. The motion passed, voice vote.

4. Status Report on Prior Plan Commission Items

Ms. Christensen stated that the Comprehensive Plan has not yet been presented to City Council for action. It will be going to City Council on October 15th, and there will be a Council workshop on it.

5. Adjournment

Commissioner Johnson moved to adjourn. Commissioner Robson seconded the motion.

The meeting adjourned at 7:47pm.

Minutes respectfully submitted by Amber DesRoberts.