



**Meeting Minutes
Beloit City Plan Commission
Wednesday, October 3, 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 Haynes, Weeden, Johnson, Faragher, Finnegan, Ruster, Robson and City Councilor Preuschl were present.

2. Approval of the Minutes of the September 19, 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 CBD-2, Central Business District Fringe, for the properties located at 802, 810, and 816 Fourth Street.

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

Commissioner Faragher opened and closed the public hearing.

Commissioner Johnson move to approve the Conditional Use Permit. Commissioner Robson seconded the motion. The motion passed, voice vote.

4. Status Report on Prior Plan Commission Items

Julie Christensen explained that there was a workshop held by City Council on the Comprehensive Plan on Monday October 1st at 6PM. City Council seemed supportive, and it will move forward for Public hearing on October 15th before City Council.

The Conditional Use Permit for Nicolas Lerma (2648 Prairie Avenue) was approved; the condition added by Planning Commission was omitted due to absence of supporting evidence. The liquor application submitted by the applicant does not include the sale of alcohol through the drive-through, and it is on the October 9th Alcohol Committee agenda for action. The item will return to Council on October 15th.

Truk't, Blue Collar Coffee House and Velvet Buffalo are open for business. A Certified Survey Map and Site Plans for Cannon Ball/ABC Building will come to board for approval on the next meeting.

Commissioner Weeden asked staff for guidance on how to interpret the evidence standard for conditional use permits. Ms. Christensen indicated that she has received approval from City Manager to facilitate on-site training from UWEX (University of Wisconsin – Stevens Point) to train and educate commissioners on how to apply this and other approving factors for challenging items brought to the board.

Commissioner Weeden asked staff if substantial evidence could be clearly identified in the staff reports. Ms. Christensen agreed that something could be done.

Commissioner Ruster stated that alcohol should be approved prior to reaching the Planning Commission. Ms. Christensen indicated that alcohol sales must be permitted by the Zoning Ordinance before anyone can apply for a liquor license. Ms. Christensen indicated that she is working with City Attorney Elizabeth Krueger on having alcohol sales removed as a conditional use in the zoning ordinance.

5. **Adjournment**

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

Meeting adjourned at 7:30pm.

Minutes respectfully submitted by Frank Fuerte.