



Meeting Minutes
Beloit City Plan Commission
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Tuesday, November 20, 2018

1. Call to Order and Roll Call

The meeting was called to order at 7:00pm. Commissioners Haynes, Weeden, Faragher, Ruster, Finnegan, Robson, and City Councilor Prueschl were present. Commissioner Johnson was absent.

2. Approval of the Minutes of the November 7, 2018 Meeting

Commissioner Robson moved to approve the minutes. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

3. Consideration of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the use of metal material on more than 25 percent of an exterior wall on a non-industrial building for the property located at 548 Broad Street

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

Commissioner Robson asked Ms. Christensen to elaborate on why the applicant would install the metal siding if the exception was not approved. Ms. Christensen stated that if they were denied the exception, they would simply have to put another material on top of the insulating material. The permit the City issued was for a new construction permit, and the applicant installed the metal panels knowing that the City could ask them to remove the material.

Commissioner Weeden asked why the code had not been updated to reflect these new building materials. Ms. Christensen said that we had discussed amending the ordinance to reflect these new types of metal materials. However, when this was researched, there was not a good way to define the metal panels that fit in the area versus metal panels which did not. The City opted to let these be decided on case by case.

Chairman Faragher opened the public hearing.

Shauna El-Amin, 2056 Riverside Drive, Executive Director of Downtown Beloit Association, stated that the material they were presented with at the meeting on September 7, 2018 does not look like the material that was brought to the meeting today. The Downtown Beloit Association had reviewed the proposal and denied the material due to the metal panel material. Ms. El-Amin stated that the DBA will be having another meeting November 21, 2018 presenting the new material sample.

Clint Wallisch, 3800 Gateway Blvd, #200, representing Corporate Contractors Inc, described the metal panels proposed for the Quick Lube building as a hard aggregated fiber reinforced polymer coating. He referenced a sheet included in the staff report.

Scott Bryden, 548 Broad Street, representing Bryden Motors, explained that the Chrysler design standards require Quick Lube buildings to be metal, but that he wanted a higher quality material. He stated that the material that he wants to use will look nice on the Quick Lube building and will last longer than the stucco material on the dealership building.

Ms. Christensen said that if City staff was given a different sample of the material that was brought to the Plan Commission meeting, staff may have recommended approval of the exception.

Chairman Faragher closed the public hearing.

Commissioner Haynes moved to approve the Exception to Section 34.15(1) of the Architectural Review Ordinance, to allow the metal panel submitted to Plan Commission. Commissioner Finnegan seconded the motion.

Commissioner Ruster indicated that she had concern about making exceptions for some applicants, but not others. Commissioner Haynes stated that the material does not look like a metal panel, and the City should accept new materials that have the same look as materials that are allowed. Commissioner Robson asked if the City staff would change their recommendation given the new material they brought tonight. She indicated that she was uncomfortable approving the material, when staff and the DBA Design Committee were opposed. Ms. Christensen stated that staff would have to reevaluate the proposal, but that Plan Commission can lay this item over till next meeting so that DBA can meet again. Commissioner Weeden did not support laying the item over. Ms. Christensen stated that if Shauna is taking the material back to the DBA meeting on November 21, 2018, the Planning staff can report the new recommendation to the City Council when they act on the exception.

The motion passed, voice vote.

4. Consideration of a three-lot Extraterritorial Certified Survey Map for the property located at 2637 Stateline Road in the Town of Turtle

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

Commissioner Weeden asked whether the existing street was owned by the property owner. Jeff Gard, 2857 Bartells Drive, with R. H. Batterman & Co. Inc, stated the Walsh Trust still owns the street between lot 2 and lot 3.

Commissioner Robson asked what will happen to the farm buildings. Jeff Gard answered that the buildings will remain, and the intent of the land division is to subdivide and help straighten out Dick Walsh's Will. The land division in the will did not conform to the local land division requirements. He explained that he did his best to meet the intent of the will, while also meeting local land division standards.

The motion passed, voice vote.

5. Consideration of a Petition for Direct Annexation for the property located at 1014 Froebel Drive in the Town of Beloit

6.

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

Commissioner Weeden moved to approve the annexation petition. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

7. Consideration of a request for a 20-foot Underground Electric Easement across the northern edge of the vacant City-owned property located at 3015 Cranston Road

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

Commissioner Haynes moved to approve the 20-foot Underground Electric Easement. Commissioner Ruster seconded the motion. Motion passed, voice vote.

8. Status Report on Prior Plan Commission Items

Julie Christensen mentioned that the City Council approved the PUD for 2240 Cranston Road, subject to the addition of the condition which requires the developer to provide foundation plantings along the side of buildings facing Cranston Road.

9. **Adjournment**

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

Meeting adjourned at 7:50pm.

Minutes respectfully submitted by Amber DesRoberts.