

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, June 9, 2021**

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Toral, Robson, Ramsden, Ruster, Anderson, Finnegan, and Councilor Preuschl were present.

**2. MINUTES**

**2.a. Consideration of the minutes of the May 19, 2021 Plan Commission meeting and amended minutes for the May 5, 2021 Plan Commission Meeting**

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes. Motion carried, roll call vote (7-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of a Resolution approving a Comprehensive Plan Amendment for the property located at 2030 Porter Avenue in the City of Beloit and two vacant lots located immediately to the south of 2030 Porter Avenue in the Town of Beloit**

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

Commissioner Ramsden asked if there was a list of neighbors nearby that got notified. Ms. Christensen stated that neighbors do not get notified until the rezoning happens; the Comprehensive Plan process does not require the neighbors to be notified. Commissioner Ramsden stated if neighbors would be opposed at what point would they get a chance to put their input about the zoning change. Ms. Christensen stated that for the rezoning itself, they would be individually notified if they own property within 150 feet of the property, and staff would also notify the Town Clerk.

Commissioner Toral asked if there is going to be noise pollution or industrial emissions that might affect the neighbors nearby. Ms. Christensen stated she did not think so, as this is an industrial service use that would not typically have emissions.

Commissioner Weeden opened the public hearing and closed the public hearing.

Commissioner Anderson stated if Phase One is allowed by right, and it is only the parking lot that is in the Town, why would they be required to annex the properties into the City of Beloit. Ms. Christensen stated that the applicant has already

requested to be annexed in, and if they want to come into the City they must meet the Comprehensive Plan and City staff was guiding them.

Motion was made by Commissioner Finnegan, seconded by Commissioner Ruster to approve the Comprehensive Plan amendment. Motion carried, roll call vote (7-0).

3.b. **Consideration of a Conditional Use Permit to allow indoor sales of alcohol for the property located at 550 W Grand Ave**

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

Councilor Preuschl stated that he was hoping the Police Department was there so he could discuss their memo.

Commissioner Weeden stated how many other issues start there at the laundromat and end up somewhere else. Ms. Christensen stated that the nearby residents indicated that there are a number of issues at this site, including loitering and possible drug deals.

Commissioner Weeden opened the public hearing.

David Allen, owner of Beloit Auction and Realty, 534 W Grand Avenue, stated he is opposed to the Conditional Use Permit. He also submitted an e-mail opposed to the conditional use permit.

Megge Casique, representing Youth2Youth, indicated that her family still lives in that area. She does not support the sale of alcohol at this location because it would lower property values and raise concerns to neighbors and kids that are walking around in that area.

Commissioner Weeden closed the public hearing.

Commissioner Anderson asked if the development met rules for a Conditional Use to be able to sell liquor, why would Plan Commission recommend denial. Also, why wouldn't we just let the Alcohol Committee make this decision? Ms. Christensen explained that the City had developed a Neighborhood Revitalization Strategy Area for the Hackett and Merrill neighborhoods, and staff believes that adding liquor sales to these neighborhoods could be detrimental to the neighborhoods. The City feels that this use would have a negative impact on the neighborhood unless someone had plans to upgrade the site. However, that is not the case with this owner. Commissioner Anderson stated he thought it should be left up to the Alcohol Committee to decide.

Motion made by Commissioner Ramsden to deny the conditional use permit based on the facts presented in the staff report, seconded by Commissioner Robson. Motion to deny was approved, roll call vote (7-0).

#### 4. **REPORTS**

4.a. **Consideration of an Extraterritorial one-lot Certified Survey Map for the property located 6208 W. Beloit-Newark Road in the Town of Beloit**

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

Motion was made by Commissioner Robson, seconded by Commissioner Anderson to approve the Extraterritorial one-lot CSM. Motion carried, roll call vote (7-0).

4.b. **Consideration of proposed Natural Gas Easement for the City-owned property located 1901 Gateway Blvd (Christensen)**

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

Commissioner Toral asked what the City of Beloit planned to do when natural gas could no longer be expanded in relation to the goal to be carbon neutral by 2040. Ms. Christensen stated that he should reach out to City Council so that they could include something in their strategic plan related to this issue or the Department of Public Works to see if that is something they are looking into. It is not something to be considered by this board. Ms. Christensen indicated that the item before the Commission was to allow natural gas within an easement on City-owned property. The City itself does not approve natural gas expansions.

Motion was made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the Natural Gas Easement. Motion carried, roll call vote (7-0).

4.c. **Consideration of an Ordinance to create sections 30.31 (3)(d) and (e) of the Code General Ordinances for the City of Beloit relating to sign area bonus for on-premise signs**

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

Commissioner Weeden asked Ms. Christensen if they could amend the ordinance in Section 1 on line three to say "90% of the difference between the sign area of the freestanding primary sign and the maximum sign area allowed in section 30.35 may be applied to one or more secondary wall signs" and in section 2, add the same language. Commissioners suggested evaluating whether this number should be smaller. Ms. Christensen indicated that staff could evaluate different percentages that could be used.

Commissioner Robson indicated that it seems like the intent of the bonus system is to allow larger signs. Ms. Christensen explained that the bonuses are allowed only for higher quality signs or if the buildings are set back a larger distance.

Commissioner Anderson asked if that distance bonus would apply to Mavis. Ms. Christensen said that it would not, as written, because the property is setback from the frontage road is still part of the right-of-way. Therefore, the building is not setback that far.

Ms. Christensen asked if there was anything else the Commissioners wanted to suggest adding to the ordinance. No additional guidance was received from the Commission.

Motion was made by Commissioner Robson, seconded by Commissioner Ruster to lay over the item. Motion carried, roll call vote (7-0).

Commissioner Robson indicated that she felt that related to this item is the need to discuss as a Commission the Sign Ordinance. She indicated that she would like an item added to the agenda to allow for the discussion of the Sign Ordinance. Ms. Christensen indicated that she and the Chairman would discuss adding this item when they set the next agenda. She indicated that we would not want to add a discussion item unless we think we will have adequate time for a discussion.

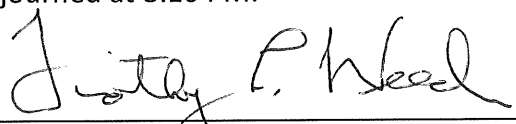
Commission Toral said that he would also like to discuss allowing native grasses.

**5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen provided the following updates: City Council approved the Zoning Map Amendment for 1945 Prairie and the transitional living ordinance. There will be virtual training for boards, committees and commissions at 4:00 PM on June 16. The next Plan Commission meeting is scheduled for June 23, 2021.

**6. ADJOURNMENT**

Motion made by Commissioner Ruster, and seconded by Commissioner Robson to adjourn. Motion carried, roll call vote (7-0). Meeting was adjourned at 8:10 PM.

  
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Timothy Weeden, Chairman