

MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, March 8, 2023

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Flesch, Janke, Jacobsen, Anderson, Toral, and Councilor Dunkin were present. Commissioner Elliot was absent.

2. MINUTES

2.a. Consideration of the minutes of February 8, 2023 Plan Commission meeting

Chairperson Ramsden wanted to make a correction to the Minutes for the Sign Ordinance Exception and it should say the vote was (5-1), and Commission Anderson was abstaining from the item. Commissioner Jacobsen move to approve the amendment and minutes, seconded by Commissioner Anderson. Motion prevailed, voice vote (6-0).

3. REPORTS

3.a. Consideration of Resolution 2023-008 approving a three-lot Certified Survey Map for the properties located at 3 ABC Drive, 4 ABC Drive, and 6 ABC Parkway

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

Commissioner Janke moved to approve the resolution for the three-lot CSM, seconded by Commissioner Flesch. Motion approved, voice vote (6-0).

4. PUBLIC HEARINGS

4.a. Consideration of Resolution 2023-010 approving a Conditional Use Permit to allow an office use in a M-2, General Manufacturing District, for the properties located at 3 ABC Drive, 4 ABC Drive, and 6 ABC Parkway

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

Commissioner Anderson asked if the parking meets the parking standards. Ms. Christensen stated that is why it is listed as a condition so that they show the overall parking, that the applicant believes that there is adequate parking.

Chairperson Ramsden opened the public hearing.

Dan Baroni, representing ABC Supply, stated that they are excited about the building which will be a beautiful focal point to the campus. John Chapman, design principal with EUA, presented the site plans and renderings of the buildings. He stated that the training facility



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will be located on the ABC Supply Campus. He explained that there will be two levels in the building with the main lobby and first floor areas open to the second floor. There will be an auditorium, training rooms, support areas, some seating area on the first floor, and outdoor patio. Mr. Chapman said there will be mechanical equipment in the basement, and the second floor has support areas and offices. He explained that the building would be constructed of similar materials to the other office building located to the south.

Commissioner Anderson asked what the capacity of the building is, and if there were any uses for the building. Mr. Chapman stated that it mainly will be for the training of the associates, and there could be other areas for company gatherings. Councilor Dunkin asked if they will enclose the patio during the winter months. Mr. Chapman said that it will remain open.

Commissioner Toral asked how they will address the environmental impacts of the building, such as storm water management and raingardens. Zach Sims, Fehr Graham, said there is a landscape plan that meets the code that was submitted to the city. Mr. Sims said there was a storm water permit that was approved, and the parking lot on the South side includes a biofiltration area. Mr. Sims said that there is a small pond southeast of the building that is for the storm water detention.

Commission Flesch said the entire hill is a hazard waste site, and asked if they are removing any materials off-site. Mr. Chapman said that they are moving all the materials to the North side of the building.

Chairperson Ramsden closed the public hearing.

Commissioner Flesch moved to approve Resolution 2023-010, seconded by Commissioner Anderson. Motion approved, voice vote (6-0).

4.b. Consideration of Resolution 2023-009 denying an exception to Section 30.17(2)(b)(4) of the Outdoor Sign Regulations for the property located at 1221 Henry Avenue

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

Chairperson Ramsden opened the public hearing.

Matt Stried, JNB Signs, stated that they are trying to keep the costs down of the sign, and use as much of the existing structure as possible.

Tony Russotto, owner of JNB Signs, said that he is confused how the regulations were changed to only four feet off the ground for EVM signs. Mr. Russotto said that putting the signs that close to the ground does not make any sense to him. Ms. Christensen said that the Ordinance was not changed, that the Ordinance was enforced incorrectly in the past several years.

Commissioner Toral said that Plan Commission has to be consistent with their decision making, and that signs add more pollution to the city. Commissioner Toral said that if an area of town is not appealing to people they will not come here.

Chairperson Ramsden closed the public hearing.

Commissioner Flesch made a motion to approve the staff recommendation to deny the exception to Section 30.17(2)(b)(4) of the Outdoor Sign Regulations, seconded by Commissioner Janke. Motion approved, roll call vote (5-1). Commissioner Anderson voted against the motion.

4.c. **Consideration of Resolution 2023-011 approving an Extraterritorial Preliminary Plat of 3981 S Afton Road in the Town of Beloit**

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

Chairperson Ramsden opened and closed the public hearing.

Commissioner Janke moved to approve Resolution 2023-011, seconded by Commissioner Flesch. Motion approved, voice vote (6-0).

4.d. **Consideration of Resolution 2023-012 approving a Conditional Use Permit to allow an outdoor seating area for the property located at 1023 Pleasant Street**

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

Commissioner Anderson asked about the landscaping shown on the drawings. He indicated that the rendering shows it going right up to the sidewalk and wondered if that was allowed. Ms. Christensen said that right now there is no landscape strip there, and there is nothing in the landscape code that requires a landscape strip to be added for the expansion of an outdoor seating area.

Chairperson Ramsden asked if the blue line represents the right of way. Ms. Christensen said that the blue line represents the property line, which would also be the right-of-way line.

Chairperson Ramsden opened public hearing.

Dar Allen, 1860 Lee Lane, said that they would go out to the current sidewalk. Chairperson Ramsden said that Mr. Allen is going to want to be sure where the right of way is. Ms. Christensen said that is why we have required a plat of survey, to make sure Mr. Allen knows where the property lines is before he constructs anything. City Staff will work through that with the Applicant.

Chairperson Ramsden closed the public hearing.

Commissioner Anderson moved to approve Resolution 2023-012, seconded by Commissioner Jacobsen. Motion approved, voice vote (6-0).

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

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. Ms. Christensen said the next Plan Commission meeting is scheduled for March 22, 2023.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

7. **ADJOURNMENT**

Commissioner Flesch moved to adjourn the meeting, seconded by Commissioner Jacobsen at 8:00PM. Motion carried, voice vote (6-0).



Mike Ramsden, Chairperson