

**MINUTES**  
**PLAN COMMISSION**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**7:00 PM**  
**Wednesday, February 7, 2024**

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

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Abarca, Fleisch, Jacobsen, Janke, Anderson, and Elliott were present. Councilor Day was absent.

**2. MINUTES**

**2.a. Consideration of the minutes of the January 17, 2023 Plan Commission meeting**

Commissioner Abarca moved to approve the minutes, seconded by Commissioner Anderson. Motion prevailed, voice vote (7-0).

**3. PUBLIC HEARINGS**

**3.a. Consideration of Ordinance No. 3828 amending the Zoning District Map of the City of Beloit for the property located at 2211 Prairie Avenue**

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

Chairperson Ramsden opened the public hearing.

Manny Meris, 2086 Collingswood Drive, said he was at the meeting to ask for a zoning change, and Mohammed would like to put in a convenience store. Mr. Meris said he closed the cleaners store there and does all of the work out of the Fourth Street store. Chairperson Ramsden asked what kind of convenience store. Mr. Meris said it would include the sales of soda, snacks, and tobacco.

Commissioner Anderson asked if they are going to occupy the whole property or only the former drycleaners side. Mr. Meris said the drycleaners side on the South side. Commissioner Anderson asked if he plans to continue to use the drive-up window, and if they have used the drive-up window in the last year. Mr. Meris said that he would like to use the drive-up, and they have not used the drive-up window in the last year.

Ms. Christensen said if City Council approves the rezoning, the store owner can apply for the conditional use permit for the drive-up use. Mr. Meris asked why they needed a conditional use permit. Ms. Christensen said that the Zoning Ordinance states that if it has not been used for twelve continuous months, you need to apply for a new conditional use permit to reestablish the drive-up use.

Chairperson Ramsden closed the public hearing.

Commissioner Janke moved to approve Ordinance No. 3828, seconded by Commissioner Jacobsen. Motion prevailed, voice vote (7-0).

**4. REPORTS**

**4.a. Consideration of Resolution 2024-003 approving a two-lot Certified Survey Map for the property located at 1800 Gateway Boulevard**

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

Commissioner Jacobsen asked which lot was in the Turner School District. Ms. Christensen said lot 2.

Commissioner Abarca asked when the vote was going to take place at the Beloit School Board. Ms. Christensen said the school district would vote on it sometime in February. Commissioner Jacobsen asked if Turner School District says no, will it come to the Beloit School District. Ms. Christensen said that she did not think they would ask the Beloit School District.

Commissioner Jacobsen moved to approve Resolution 2024-003, seconded by Commissioner Abarca. Motion prevailed, voice vote (7-0).

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

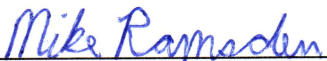
Ms. Christensen updated the Plan Commission on actions taken by City Council related to an item previously reviewed by Plan Commission.

**6. FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. She notified the Commission that the next meeting scheduled for February 21, 2024 would be cancelled, but there will be a meeting on March 6, 2024.

**7. ADJOURNMENT**

Commissioner Flesch made a motion to adjourn the meeting, seconded by Commissioner Abarca at 7:17 PM. Motion carried, voice vote (7-0).

  
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Mike Ramsden, Chairperson