

MINUTES
BELOIT CITY PLAN COMMISSION
Wednesday, June 5, 2013
The Forum, Beloit City Hall
100 State Street, Beloit

1. **Call to Order and Roll Call**

Chairperson Faragher called the meeting to order at 7:00 PM. Gail Riddle called the roll. Present were Commissioners Moore, Kelley, Nee, and Kincaid. Commissioner Jacobsen arrived at 7:05 PM. Commissioner Seifarth was absent.

2. **Approval of the Minutes of the May 22, 2013 Meeting**

Commissioner Nee moved and Commissioner Kelly seconded a motion to approve the May 22, 2013 minutes. The minutes were approved. (4-0)

3. **Certified Survey Map – First National Bank – 405 & 413 E. Grand Avenue and 413 & 417 State Street**

Review and consideration of a two-lot Certified Survey Map for the properties located at 405 & 413 E. Grand Avenue and 413 & 417 State Street in the City of Beloit

Julie Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Moore moved to approve the Certified Survey Map and Commissioner Nee seconded the motion. The motion carried. (4-0)

4. **Conditional Use Permit – First National Bank – 405 & 413 E. Grand Avenue and 413 & 417 State Street**

Public hearing, review and consideration of a Conditional Use Permit to allow a ground-floor office use in the CBD-1, Central Business District – Core, for the properties located at 405 & 413 E. Grand Avenue and 413 & 417 State Street

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Kincaid asked if there was a necessity to create more parking, and Ms. Christensen commented that no new parking would be created by the City at this time.

Chairperson Faragher opened the Public Hearing.

Attorney Tim Lendau, Nowlan and Mouat Law Firm, Janesville, was present to represent First National Bank. Mr. Lendau briefly detailed what the bank's plans were for this building addition.

Commissioner Nee moved to approve the Conditional Use Permit with the recommended staff conditions, and Commissioner Jacobsen seconded the motion. The motion was approved. (5-0)

5. **Conditional Use Permit – First National Bank – 2600 Cranston Road**

Public hearing, review and consideration of a Conditional Use Permit to allow one 50-foot wireless communication tower in a C-2, Neighborhood Commercial District, and MRO, Milwaukee Road Overlay District, for the property located at 2600 Cranston Road

Ms. Christensen summarized the Staff Report and Recommendation.

Commissioner Nee had some concern over the height of the tower.

Chairperson Faragher opened the Public Hearing.

Jacob Bradt, who works for the company who will be installing the tower, reviewed more details on the tower structure. Mr. Bradt commented that they had looked into the possibility of bouncing the signal off other taller structures, but given the location of that specific branch and very tall older trees around it, they were left with minimal options.

Georgina Stenstrom, 2531 E. Ridge Road, spoke in opposition to the tower. Ms. Stenstrom said that if a precedent is set then it will make it okay and other places will request towers.

Pat Jacobs, Vice President of IT at First National Bank added that they did everything they could to avoid putting the tower up and that they had no intentions of putting a tower up that would create an eye sore.

Chairperson Faragher closed the Public Hearing.

Commissioner Jacobsen moved to approve the Conditional Use Permit and Commissioner Moore seconded the motion. The motion carried. (5-0)

6. **Sign Ordinance Exception – Beloit Cancer Center – 1670 Lee Lane**

Public hearing, review and consideration of an exception to Section 30.40(2)c, of the Outdoor Sign Ordinance, to allow two secondary, on-premises wall signs to be more than 30 square feet in area in a C-1, Office District and MRO, Milwaukee Road Overlay District, for the property located at 1670 Lee Lane

Ms. Christensen summarized the Staff Report and Staff Recommendation.

Commissioner Nee asked if the signs would be able to be seen from the street, and Ms. Christensen answered that they would only be able to be seen from Lee Lane.

Chairperson Faragher opened the Public Hearing.

Greg Gaul, Director of Facilities, Beloit Health System, 2067 Cobblestone Court, Beloit, gave some background on the reasons for their sign requests. He added that their goal is to differentiate the two facilities, Beloit Cancer Center and Occupational Health.

Commissioner Nee asked if the main entrance would feed both facilities, and Mr. Gaul stated that off of Lee Lane there is one entrance to the Cancer Center and one entrance to the Occupational Health and Sports Medicine Center.

Doug Waite, Construction Coordinator for Beloit Health Systems, stated that the pole sign on the north side will have the same logo and there will be a secondary sign at the driveway.

Chairperson Faragher closed the Public Hearing.

Commissioner Nee moved and Commissioner Kelly seconded a motion to approve the Sign Ordinance Exception. The motion carried. (5-0)

7. **Conditional Use Permit – West Auto Sales – 920 Keeler Avenue**

Public hearing, review and consideration of a Conditional Use Permit to allow the conversion from one legal nonconforming use, storage of used passenger vehicles, to another legal nonconforming use, sale of used passenger vehicles to dealerships, for the property located at 920 Keeler Avenue

Ms. Christensen summarized the Staff Report and Recommendation.

Chairperson Faragher opened the Public Hearing.

Commissioner Nee wanted clarification on the reason for this request, and Ms. Christensen answered that there had been a minor change in licensing which required approval from the City, and the Planning Director did not feel comfortable signing it without Council approval of the land use.

Kenneth West, 2440 Heather Terrace, owner of 920 Keeler Avenue, stated that his license is due in September. Mr. West commented that the garage was constructed in 1993, and the zoning was changed from business to residential in 1999 but that he was grandfathered. He stated that all cars are picked up by auction and all that he needed is a wholesale dealer's license.

Chairperson Faragher closed the Public Hearing.

After a little more discussion Commissioner Nee made a motion to have the Conditional Use Permit laid over to get a legal opinion as to whether the conditional use permit was really required and whether the provision allowing the conditional use permit was legal under state law. The motion was seconded by Commissioner Kelly. The motion was approved, (5-0).

8. **Zoning Map Amendment – Good News Christian Center – 2293 Prairie Avenue**

Public hearing, review and consideration of a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to C-2, Neighborhood Commercial District, for the property located at 2293 Prairie Avenue

Ms. Christensen summarized the Staff Report and Recommendation.

Chairperson Faragher opened the Public Hearing.

Pastor Clifton White, Good News Christen Center, discussed the reasons for their request.

Chairperson Faragher closed the Public Hearing.

Commissioner Kelly moved and Commissioner Moore seconded a motion to approved Zoning Map Amendment. The motion carried (5-0)

9. **Acquisition of Property for a Public Purpose – 150 Depot Street**

Review and consideration of the acquisition of 150 Depot Street by the City of Beloit

Ms. Christensen summarized the Staff Report and Recommendation.

Commissioner Nee moved and Commissioner Kelly seconded a motion to approve the Acquisition of Property for a Public Purpose. The motion carried (5-0)

10. **Status Report on Prior Plan Commission Items**

The Conditional Use Permit for the Clark Gas Station expansion was approved by Council. Also, the Conditional Use Permit for 1227 Liberty was approved.

11. **Adjournment**

The meeting adjourned at 8:27 PM.