

MEETING MINUTES
Beloit City Plan Commission
Wednesday, July 5, 2017 at 7:00 PM
The Forum
Beloit City Hall, First Floor
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:05pm. Commissioners Haynes, Weeden, Johnson, Faragher, Finnegan, and Tinder were present. Commissioner Johnson and Councilor De Forest were absent.

2. Approval of the Minutes of the June 21, 2017 Meeting

Commissioner Haynes moved to approve the minutes from the June 21, 2017 meeting. Commissioner Ruster seconded the motion. The motion passed, voice vote.

3. Architectural Review Exception – 1344 E Grand Avenue – Turtle Tap

Public hearing, review and consideration of an Exception to Section 34.15(1) of the Architectural Review and Landscape Code to allow the use of metal materials on more than 25 percent of an exterior wall on a non-industrial building for the property located at 1344 E Grand Avenue

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

Commissioner Ruster asked if there was an alternative maintenance-free material that could be used and if this material would be more expensive than the metal siding. Ms. Christensen stated they could do vinyl siding which would be cheaper than the metal siding. Commissioner Finnegan stated that the metal won't take a beating like the vinyl will, but it will look bad.

Commissioner Faragher asked why they would want to use steel and if it had better durability. Commissioner Finnegan said that it is in the back so no one will really see it, but if they start in the back of the building with metal, they will want to match it up with the rest of the building at a future date.

Commissioner Haynes moved to approve the motion. Commissioner Weeden seconded the motion. The motion failed, voice vote.

4. **Sale of Land for Right-of-Way Purposes and a Temporary Limited Easement**

Review and consideration of the sale of land for right-of-way purposes and the granting of a Temporary Limited Easement over City-owned property located at 2001 Gateway Boulevard

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

Commissioner Weeden moved to approve the resolution. Commissioner Tinder seconded the motion. The motion passed, voice vote.

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

The City Council approved the 640 Bluff Street Conditional Use Permit, and the Community Development Authority (CDA) purchased 311 Locust Street, the house directly behind 640 Bluff Street. The City has Neighborhood Stabilization Program (NSP) funds which can be utilized to demolish it, and the owner of 640 Bluff Street, Luther Ledic, has expressed interest in purchasing it.

Beloit Memorial High School Campus Master Plan will be considered by the School Board by the end of July. The City will be holding a joint City Council-School Board meeting to talk about Fourth Street and the Campus Master Plan. The School District intends to hold the next neighborhood meeting on the reuse of Kolak in August.

6. **Adjournment**

The meeting adjourned at 7:43pm.

Minutes respectfully submitted by Amber DesRoberts.