



**Meeting Minutes  
Beloit City Plan Commission  
Wednesday, July 19, 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, Johnson, Faragher, Finnegan, Ruster, Tinder, and Councilor De Forest were present. Commissioner Weeden was absent.

**2. Approval of the Minutes of the July 5, 2017 Meeting**

Jan Ruster noted that she was present at the July 5 meeting, and the minutes did not indicate whether she was at the meeting or not. Commissioner Tinder moved to amend the minutes from the July 5, 2017 meeting to reflect Commissioner Ruster's attendance at the meeting. Commissioner Finnegan seconded the motion. The motion passed, voice vote.

**3. Extraterritorial Certified Survey Map – 4097 S. Gesley Road – Town of Beloit**

Review and consideration of a Two-Lot Certified Survey Map for 4097 S. Gesley Road in the Town of Beloit

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

Commissioner Haynes moved to approve the motion. Commissioner Ruster seconded the motion. The motion passed, voice vote.

**4. Conditional Use Permit – 3150 Kettle Way – Kettle Foods**

Public hearing, review and consideration of a Conditional Use to allow its exhaust stack to be extended to 101 feet in an M-2, General Manufacturing District, for the Kettle Foods building located at 3150 Kettle Way

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

Councilor De Forest asked if there is a concern with the FAA regulations will they be able to accommodate this by lighting. Ms. Christensen stated that she wanted to just notify them the applicant that there were FAA requirements related to height. However, it looked like the requirement was for structures to be less than 200 feet high, so it may not even apply.

Commissioner Haynes stated the concern is generally related to the glide path and the alignment with the runway.

Commissioner Johnson moved to approve the motion. Commissioner Haynes seconded the motion. The motion passed, voice vote.

5. **Conditional Use Permit – 1895 Gateway Boulevard – G5 Brewing Company**

Public hearing, review and consideration of a Conditional Use to allow a bar/restaurant with an outdoor seating area and to allow indoor and outdoor sales, possession, and consumption of alcohol, in an M-1, Limited Manufacturing District, for the proposed microbrewery to be located at 1895 Gateway Boulevard

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

Councilor De Forest asked if later down the road with further development out in that area, can the City request fencing at that time if it appears to become an issue of control of liquor. Ms. Christensen stated she wasn't sure because the Conditional Use Permit would already be approved and she wasn't sure if the Alcohol Committee or the City Council can do that at the time of the liquor license. Ms. Christensen said they could put as a condition of approval that fencing is not required at this time. However, it becomes problematic, then the City Council has the right to require fencing. Ms. Christensen indicated that if the Plan Commission is interested in such a condition, planning staff can draft a condition for City Council consideration.

Commissioner Haynes moved to approve the Conditional Use Permit with a condition that allows City Council to require fencing later if there is a problem with the control of alcohol. Commissioner Johnson seconded the motion. The motion passed, voice vote.

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

Ms. Christensen reported that City Council denied the Architectural Review Exception for Turtle Tap on Monday and approved the Sale of Land for Right-of-Way Purposes along Gateway Boulevard and a Temporary Limited Easement at 2001 Gateway Boulevard. She also noted that there will be another neighborhood meeting related to the redevelopment of Kolak sometime in the middle of August 2017.

7. **Adjournment**

The meeting adjourned at 7:35pm.

Minutes respectfully submitted by Amber DesRoberts.