



Meeting Minutes
Beloit City Plan Commission
Wednesday, January 9, 2018 at 7:00 PM
The Forum
Beloit City Hall
100 State Street, Beloit

1. Call to Order and Roll Call

Chairperson Faragher called the meeting to order at 7:00pm. Commissioners Haynes, Weeden, Johnson, Faragher, Ruster, Finnegan, Robson, and City Councilor Prueschl were present.

2. Approval of the Minutes of the December 19, 2018 Meeting

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

3. Consideration of an exception to Section 30.14(2)(c) of the Outdoor Sign Regulations to allow a temporary construction sign up to 800 square feet in area on the property located at 850 Pleasant Street (Powerhouse)

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

Chairman Faragher opened the public hearing.

Dan Schoof, 1955 Pebble Drive, Chief of Staff at Beloit College, wanted to thank City staff for getting them to where they are with the project. They have been meeting since 2011 with a variety of departments, and he has appreciated the support.

Commissioner Robson asked when the building will open for student use. Mr. Schoof stated the plan is for the building to be occupied October 2019.

Chairman Faragher closed the public hearing.

Commissioner Johnson moved to approve the Sign Ordinance Exception subject to the conditions listed in the resolution. Commissioner Weeden seconded the motion. The motion passed, voice vote.

4. **Consideration of a Zoning Map Amendment to change the zoning from C-1, Office District, to PLI, Public Lands and Institutions District, for the property located at 916 Bushnell Street**

Community Development Director, Julie Christensen, stated that the applicant had asked if the Commission would lay the item over until the next meeting. Ms. Christensen suggested that it be laid over until the applicant is ready to move it forward. Staff will then put it on the agenda when it is ready for action.

Commissioner Weeden moved to lay the item over indefinitely. Commissioner Robson seconded the motion.

Motion passed to lay the item over, voice vote.

5. **Consideration of a two-lot Certified Survey Map (CSM) for the property located at 2240 Cranston Road**

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

Commissioner Weeden asked about some of the conditions from the Planned Unit Development (PUD) and how they incorporate into the CSM, specifically the condition that required at least 20 percent of the lot area should be open space. Ms. Christensen explained that not all of the conditions of the PUD will be incorporated on the CSM. They are required to be included on the Final PUD Plan or site plan. Staff will review the site plan and ensure that all conditions are met. Commissioner Weeden asked if all storm water management areas will remain on the same parcel as parking lots. Ms. Christensen said that they will and explained that the conditions of approval for the CSM indicate that it will not be signed by Planning Staff until they get easement language approved by City Engineer. Ms. Christensen mentioned Engineering has concerns approving the CSM without a final site plan due to easement locations and storm water for the site. Therefore, Planning staff will not be signing the CSM until the final site plan is approved.

Commissioner Johnson asked if anyone is able to build under the powerline. Ms. Christensen indicated that they could not. Commissioner Johnson wondered if no one can build on that what the proposed use would be. Ms. Christensen indicated that City staff thought that perhaps they might be trying to sell it to Casey's.

Commissioner Weeden asked if the Shopiere Road driveway still going to be used for a primary access point for construction traffic even if the lot is sold. Ms. Christensen indicated that there is an easement on the Casey's property for the access, and that will be required to be used for construction traffic.

Commissioner Johnson moved to approve the resolution with conditions recommended by Planning Staff. Commissioner Ruster seconded the motion. The motion passed, voice vote.

Commissioner Weeden voted against motion.

6. Status Report on Prior Plan Commission Items

Ms. Christensen stated that Comprehensive Plan Amendment for 2426 Prairie Ave was denied by City Council on Monday. Councilor Preuschl commented that he received a couple of complaints and calls from residents opposed to the proposed apartments. Ms. Christensen also indicated that the easement for the signal at Aldrich Intermediate School was approved.

7. Adjournment

Commissioner Johnson moved to adjourn the meeting. Commissioner Weeden seconded the motion.

Meeting adjourned at 7:27pm.

Minutes respectfully submitted by Amber DesRoberts.