



**Meeting Minutes
Beloit City Plan Commission
Wednesday, February 6, 2019 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 Weeden, Johnson, Faragher, Ruster, Finnegan, and City Councilor Preuschl were present. Commissioners Haynes and Robson were absent.

2. Approval of the Minutes of the January 9, 2018 Meeting

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

3. Public Hearings

- a. Consideration of a Zoning Map Amendment to change the zoning district classification from temporary R-1A, Single Family Residential District, to permanent R-1A, Single Family Residential District, for the property located at 2032 E. Ridge Rd**

Planning & Building Services Director, Drew Pennington, presented the staff report and recommendation.

Commissioner Faragher opened and closed public hearing.

Commissioner Johnson moved to approve the rezoning application. Commissioner Ruster seconded the motion. Motion passed, voice vote.

4. Reports

a. Consideration of a Resolution approving the site plans for the property located at 555 Lawton Ave

Mr. Pennington presented the staff report and recommendation.

Commissioner Weeden asked if the traffic study looked at any potential impact of the new traffic signal at White Ave and Prince Hall on the traffic entering the Fairbanks property at 701 White Ave. Mr. Pennington stated that the full extent was included from Park Ave to Riverside Drive.

Commissioner Finnegan moved to approve the site plan. Commissioner Johnson seconded the motion. Motion passed, voice vote.

b. 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

Mr. Pennington presented the staff report and recommendation.

Commissioner Ruster questioned if Plan Commission approves the zoning change, whether the applicant can then put up the sign and not come back to Plan Commission. Mr. Pennington stated that if Plan Commission approves the zoning change to PLI, the applicant will not have to come back to Plan Commission prior to installing an electronic sign. Councilor Prueschl asked if there is any public approval required for the sign as long as it meets the sign guidelines for that zoning. Mr. Pennington stated there are standards in the sign code such as hours of operation and illumination, but there are no setbacks from residential districts and no public hearing requirements. Commissioner Faragher stated that the neighbors are not necessarily pleased about this decision and there was supposed to be a meeting for the property owners and applicant to come to an agreement. Commissioner Finnegan stated that the applicant and neighbors met but did not come to an agreement, and the applicant is not moving forward with installing an electronic sign at this time.

Commissioner Johnson moved to approve the rezoning application. Commissioner Finnegan seconded the motion. Motion passed, voice vote (4-1 with Ruster against).

c. Consideration of the Turtle Creek Master Plan for the property located at 1312 E. Grand Avenue

Mr. Pennington presented the staff report and recommendation.

Commissioner Johnson questioned if there are plans to take over the Finnegan land and who owns that now. Mark Edwards, Director of Parks and Recreation, stated that the property is still owned by Finnegan's, and the City has talked about possibly later down the road acquiring the land. Commissioner Johnson stated that taking the park all the

way to Park Ave would be a good plan. Mr. Edwards stated that is the City's intent to take the park all the way to Park Ave. Commissioner Ruster questioned if things have been done over the years to alleviate the floods, and how the creek will be addressed. Mr. Edwards stated that on the North side of the creek it does not flood but the South side does, and the City has not addressed or looked into that yet.

Commissioner Weeden moved to approve the plan. Commissioner Ruster seconded the motion. Motion passed voice vote.

d. Consideration of Phase 1 Improvements to Turtle Creek Park, specifically the construction of an open air pavilion and new parking area

Mr. Pennington presented the staff report and recommendation.

Commissioner Faragher asked if there was a set time on the demolition of the old bath house, and how long the Park and Recreation Committee has been working on this plan. Councilor Preuschl stated that the Park and Recreation Committee has been working on this project for five years, and the City had to talk with the Landmarks Commission. Commissioner Weeden questioned how long it will take to complete all five phases. Mr. Edwards stated that it could be five to twenty years. Commissioner Weeden questioned if the phases could be reordered depending on use or need. Mr. Edwards stated that the phases could be reordered as a part of funding, and the Parks and Recreation Committee wanted to put the phases together as a road map.

Commissioner Weeden moved to approve the improvements. Commissioner Ruster seconded the motion. Motion passed, voice vote.

5. Status Report on Prior Plan Commission Items

No report.

6. Adjournment

Commissioner Johnson moved to adjourn the meeting. Commissioner Weeden seconded the motion. Motion passed, voice vote.

Meeting adjourned at 7:27pm.

Minutes respectfully submitted by Amber DesRoberts.