



**Meeting Minutes
Beloit City Plan Commission
Wednesday, May 22, 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, Finnegan, Ruster, Robson, and City Councilor Preuschl were present. Commissioner Haynes was absent.

2. Approval of the Minutes of the May 8, 2019 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 Conditional Use Permit to allow an outdoor (rooftop) seating area including the possession, sale and consumption of alcoholic beverages in the CBD, Central Business District, for the property located at 648-658 Fourth St

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

Commissioner Faragher opened the public hearing.

Commissioner Ruster asked the applicant, Peter Gabriele, what would be developed on the second floor of the building above the banquet hall.

Peter Gabriele, 2200 Riverside Drive, owner of 648-658 Fourth St, stated that they are making that into living space for possibly two apartments.

Commissioner Faragher asked what the condition of the roof is. Mr. Gabriele stated that the roof was installed about eight years ago by CCI. Commissioner Robson asked how Mr. Gabriele will keep people out of the staircase that leads to the rooftop. Mr. Gabriele stated that they can lock the gate at the top of the stairs, and they will be bringing back the brick and getting rid of the stucco finish. Commissioner Faragher asked if Mr. Gabriele is okay with the conditions and he stated that he was.

Commissioner Faragher closed the public hearing.

Commissioner Johnson moved to approve the Conditional Use Permit with the conditions in the staff report. Commissioner Ruster seconded the motion. Motion passed, voice vote.

- b. **Consideration of a Conditional Use Permit to allow warehouse and distribution in the C-3, Community Commercial District, for the property located at 1750 Branigan Road**
Community Development Director, Julie Christensen, presented the staff report and recommendation.

Commissioner Faragher opened the public hearing.

Commissioner Robson asked the applicant of 1750 Branigan Rd what kind of products they will be making, and what kind of business they will be operating.

Stephan Kramer, 2924 Wyetta Drive, representing TRU Aseptic LLC, stated the company will be making and packaging high protein, dairy, and adult nutritional drinks. The company will be making the product sterile through heat treating that will extend shelf life for the drinks, and they will be sold to Walmart or nursing homes. Commissioner Faragher mentioned that they need the new expansion because the business is growing. Mr. Kramer stated that have been in the business for three years, and are looking to employ 150-175 employees within the next 18 months.

Commissioner Faragher closed the public hearing.

Commissioner Johnson moved to approve the Conditional Use Permit with the conditions in the staff report. Commissioner Robson seconded the motion. Motion passed, voice vote.

- c. **Consideration of an Exception to 30.40(2)(c) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow three secondary on-premise signs larger than 30 square feet in area for the property located at 3022 Ford Street (Holiday Inn Express & Suites)**

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

Commissioner Faragher opened and closed the public hearing.

Commissioner Ruster stated that she does not agree with the proposed sign ordinance exception, and Milwaukee Road is becoming cluttered with signs.

Commissioner Johnson moved to approve the Exception. Commissioner Finnegan seconded the motion. Motion passed, voice vote. Commissioner Ruster voted against the motion because she does not approve of making exceptions against code.

4. Status Report on Prior Plan Commission Items

Ms. Christensen indicated that all of 2426 Prairie Ave applications are delayed until the 30 day public review for the Comprehensive Plan Amendment is completed. The applications will be going to City Council for approval on July 1. The Conditional Use Permit for 2034 Liberty Ave was denied from City Council. Ironworks is in the process of reevaluating the directional signage and have requested a workshop with Plan Commission. Staff will be bringing the Plan Commission resolution approving the ABC site plan back for an amendment due to the timing and funding of the traffic signals.

5. Adjournment

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

Meeting adjourned at 7:35pm.

Minutes respectfully submitted by Amber DesRoberts.