



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, June 17, 2020

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Chairperson Weeden at 7:00 PM. Commissioner Weeden attended in person. Commissioners Ruster, Robson, and Councilor Preuschl were on the phone. Commissioners Finnegan and Haynes were absent, and Commissioner Zick called in late to the meeting.

2. MINUTES

2.a. Consideration of the minutes of the May 20, 2020 Plan Commission meeting

Commissioner Weeden explained that the minutes had been amended to include that Commissioner Finnegan abstained on item 3b. Motion made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes as amended. Roll call vote (4-0), motion passed. Willis Zick joined the meeting.

3. REPORTS

3.a. Resolution approving a one-lot Extraterritorial Certified Survey Map for the property located on S Sage Street in the Town of Turtle

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

Motion made by Commissioner Robson, seconded by Commissioner Ruster to approve the Certified Survey Map. Roll call vote (4-0), motion passed.

4. PUBLIC HEARINGS

4.a. Consideration of an amendment to a Planned Unit Development (PUD) Master Land Use Plan for the property located at 2311 Winchester Drive to reduce the street side setback from 30 feet to 15 feet to allow the construction of a single-family home

Julie Christensen presented the staff report and recommendation.

Commissioner Robson asked if there should be a 15 foot setback on the lot to the east. Julie said that we will definitely look at that as the area develops. However, we cannot consider that as part of this agenda item.

Chairperson Weeden opened the public hearing.

John Knabe, Acadia Homes, explained that he is developing a spec home in Walnut Grove, but that he would not be buying the lot to the east as Walnut Street is developed with duplex condominiums. He constructs single family houses.

Commissioner Weeden asked them about the driveway width. He had requested 30 feet, but the code is 20 feet for residential drives. The applicant, John Knabe, said that he could live with the reduced driveway width.

Commissioner Zick asked if the setback was 30 feet when the PUD was approved. John Knabe thought that it was. Ms. Christensen explained that setbacks are established as part of a Planned Unit Development.

Chairperson Weeden closed the public hearing.

Motion made by Commissioner Robson, seconded by Commissioner Ruster to approve the Planned Unit Development. Roll call vote (4-0), motion passed.

4.b. Consideration of an exception to Section 30.40(2)(c) of the Outdoor Sign Regulations to allow a secondary, on-premises sign larger than 30 square feet in area for the property located at 1255 Gateway Boulevard

Julie Christensen presented the staff report and recommendation.

Chairperson Weeden opened the public hearing and asked Ms. Christensen if there were any public comments submitted. Julie indicated that no comments were submitted.

Commissioner Robson asked if the sign is attached to the building or on a pole. Ms. Christensen stated that the sign is on the façade as a wall sign. Commissioner Zick asked if they could make an amendment to limit the square footage.

Chairperson Weeden closed the public hearing.

Commissioner Ruster asked if customers pick up their orders at Amazon. Ms. Christensen indicated that they did not. Commissioner Ruster explained that she did not think that it met the standard for an economic hardship because the people who go to the facility would know where they are going. Commissioner Zick said that he agreed with her argument.

Commissioner Robson indicated that she thought that having an Amazon Distribution Center was something to promote, and thought that it was important that you can see the sign from the interstate.

Commissioner Weeden indicated that he thought that a secondary sign that meet the sign standards would be lost on the large building façade and that the proposed sign was more in scale with the building.

Commissioner Ruster explained that she didn't like making exceptions to the Sign Ordinance and that she thinks the ordinance needs to be rewritten.

Commissioner Zick felt that the resolution should clearly state that the sign can only be 260 square feet, rather than stating that the sign could be larger than 30 square feet.

Motion made by Commissioner Zick to amend the resolution to indicate that the secondary sign could be up to 260 square foot, seconded by Commissioner Robson. Roll call vote (4-0), motion passed.

Motion made by Commissioner Robson, seconded by Commissioner Ruster to approve the amended resolution approving the Sign Ordinance Exception. Roll call vote (4-0), motion passed.

4.c. Consideration of a Planned Unit Development Master Land Use Plan to allow multiple buildings on one combined parcel for the properties located at 1405 Cranston Road and 2213 Advance Drive

Julie Christensen presented the staff report and recommendation.

Chairperson Weeden opened the public hearing and asked Ms. Christensen if there were any comments from the public. Ms. Christensen indicated that no comments were received.

Rusty Puhl, Midwest Construction, said that he would comply with any requirements made by the City.

Chairperson Weeden closed the public hearing.

Commissioner Weeden indicated that he thought this development was an improvement over the existing conditions.

Motion made by Commissioner Ruster, seconded by Commissioner Robson to approve the PUD. Roll call vote (4-0), motion passed.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen said that the rezoning for the Prince Hall Drive parking lot was approved, and that July 8, 2020 is the next Plan Commission meeting.

6. ADJOURNMENT

Motion made by Robson, and seconded by Zick to adjourn the meeting. Motion carried, voice vote (4, 0). Meeting was adjourned at 7:56PM.

Respectfully submitted by Amber DesRoberts.