



MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, September 9, 2020

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:00 PM. Chairman Weeden, Commissioners Finnegan, Robson, Ruster, Toral, Haynes, and Councilor Preuschl were present.

2. MINUTES

2.a. Consideration of the minutes of the August 19, 2020 Plan Commission meeting

A motion was made by Commissioner Robson, seconded by Commissioner Ruster to approve the minutes, as submitted. Motion passed, roll call vote.

3. PUBLIC HEARINGS

3.a. Consideration of a Planned Unit Development (PUD) - Master Land Use Plan for the properties located at 202 Maple Avenue, 1500 Shore Drive, and a portion of 1459 Sixth Street

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

Commissioner Weeden wanted the turning restrictions on and off Shore Drive into the parking lot explained more in detail. Ms. Christensen stated that the City Engineer indicated that an exit onto Shore Drive will not be permitted in close proximity to Maple Avenue as indicated on the site plan. Ms. Christensen said if the driveway is to remain, it should be an entrance only, and vehicles could not use it as an exit. They would have to use one of the other driveways to exit. The applicant would like both driveways in order to separate car traffic from bus traffic.

Commissioner Weeden asked if Shore Drive used to cross Lenigan Creek. Ms. Christensen said she was not sure. Councilor Preuschl stated it was a railroad crossing. Commissioner Toral asked if flooding will be an issue, given the proximity to the creek. Ms. Christensen stated that on the Certified Survey Map, the City was retaining the entire flood plain, so the building location sits outside of the flood plain. Commissioner Toral asked if the City is thinking about having some permeable surfaces for parking lots or grade variations to send water away from the creeks and into the ground to process naturally.

Ms. Christensen stated that she was unsure whether this was currently allowed under City code, but the City can ask the City Engineer to evaluate the use of this type of material in the future.

Commissioner Weeden opened the public hearing.

Joe Stadelman, 555 S River St, Janesville, Wisconsin, President of Angus Young Associates, speaking on behalf of the Stateline Boys and Girls Club, indicated that there is a drop off lane in front of building where the parking is not designated. Mr. Stadelman stated that if there is not a driveway off Shore Drive on the north side of the development, there will be a lot of vehicular traffic with people and cars interacting closely. Related to the permeable surface, Mr. Stadelman mentioned that the water table by the creek is high, and following DNR standards, it would be difficult to use this type of material in this setting.

Commissioner Weeden asked how the water would be collected in the parking lot, would it sheet flow or go into the storm sewer system. Mr. Stadelman stated that it would be surface drainage. Nick James, 2857 Bartells Drive, Civil Engineer with Batterman's, stated that it will sheet drain through the open grass areas before going into the creek or storm sewer system.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Haynes, seconded by Commissioner Robson to approve the PUD. Motion carried, roll call vote.

3.b. Consideration of a Zoning Map Amendment from R-1B, Single-Family Residential, to PUD, Planned Unit Development, for the property located at 202 Maple Avenue and from PLI, Public Lands & Institutions, to PUD for the properties located at 1500 Shore Drive and a portion of 1459 Sixth Street

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

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Ruster, seconded by Commissioner Robson to approve the rezoning to PUD. Motion carried, roll call vote.

3.c. Consideration of a Conditional Use Permit to allow a first-floor office use in a CBD-1, Central Business District-Core, Zoning District for the property located at 557 E Grand Avenue

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

Commissioner Weeden opened the public hearing.

Commissioner Robson asked if it would be a public market with vendors selling products. Shawna El-Amin, 400 E. Grand Ave, Suite 300, Beloit, representing the Downtown Business Association, stated that it would just be restricted to the same vendors at the Farmers Market, being fifty percent farm products. Commissioner Finnegan just wanted to confirm that the DBA office would not be using the adjoining property owner's parking lot like the Sports Center has been. Ms. El-Amin stated that there are not any authorized parking stalls there, and they will be using the back gated area mostly for storing and pulling the van in to load and unload. Commissioner Robson asked when they will be moving into the building. Ms. El-Amin stated that they needed approval from City Council and Plan Commission, and the previous owners moved out in January so they are ready to move in now.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Robson, seconded by Commissioner Haynes to approve the CUP. Motion carried, roll call vote.

3.d. Consideration of a Conditional Use Permit to allow an outdoor seating area in a C1, Office District, for the property located at 1545 Prairie Avenue

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

Commissioner Weeden opened the public hearing.

Commissioner Weeden asked what the little building to the north is, and if that building is part of the project. Jesus Abreu, applicant for 1545 Prairie Ave, mentioned that the building is an existing house. Commissioner Ruster stated that the building use to be Prairie Chef and the owners use to live upstairs. Commissioner Robson asked how many customers can be seated in the outdoor seating area. Mr. Abreu stated there is a maximum occupancy based on the parking provided.

Commissioner Weeden closed the public hearing.

Motion made by Commissioner Haynes, seconded by Commissioner Ruster to approve the Conditional Use Permit. Motion carried, roll call vote.

3.e. Consideration of an exception to Section 30.40(2)(c) to allow all three secondary wall signs to be larger than 30 square feet in area for the property located at 2777 Milwaukee Road

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

Commissioner Ruster asked when the sign ordinance was reviewed and amended to accommodate the signs that are out there today. Ms. Christensen stated she does not recall when the sign ordinance was amended. Commissioner Ruster said that she didn't see why we needed to continue to approve exceptions when we had updated the ordinance to meet new standards. Ms. Christensen explained that she had handled out possible changes to the ordinance, but we never completed the project due to other projects that took priority.

Commissioner Weeden opened the public hearing.

Don Numeror, 1827 W Grand Ave, Milwaukee, Wisconsin, representing Sign Effectz Inc, stated he did the signs back in 2014, and they are due to update new signs. Mr. Numeror mentioned that they want to update the sign to the new logo, and he does not have the option to change the design of the logo. Commissioner Weeden asked if the freestanding sign for the drive-through was going to be a larger or smaller sign. Mr. Numeror stated that he thought it was a smaller sign but didn't have the actual dimensions with him. He said that they were previously approved for the freestanding sign. Ms. Christensen stated that one of the signs on the building is a 70 square foot sign which would be the primary sign (not the freestanding sign), and in order to put the freestanding sign on the corner, the 70 square foot sign would have to come down unless an exception was granted.

Commissioner Weeden asked if the sign on the north side could be removed, and expressed his concerns about the sign on the North Side of building. He said that since it opens into the parking lot, it may not be as necessary to attract customers. Commissioner Ruster asked what the rules are with the traffic signals on the corner of Cranston Road and Milwaukee Road. Ms. Christensen stated there is a vision triangle at the intersection, and signs over a certain dimension are not allowed.

No action was taken on the item. It will come back at the September 23 meeting.

4. REPORTS

4.a. Consideration of a two-lot Certified Survey Map (CSM) for the City-owned properties located at 202 Maple Avenue, 1500 Shore Drive, and 1459 Sixth Street
Julie Christensen, Community Development Director, presented the staff report and recommendation.

Ms. Christensen stated that there is a third condition to be added, that the final CSM shall include the easements required by the offer to purchase.

Motion made by Commissioner Haynes, seconded by Commissioner Robson to approve the CSM with all three conditions. Motion carried, roll call vote.

4.b. Consideration of the vacation of the unimproved part of the West Street right-of-way lying north of Laundale Drive and adjacent to 2543 Laundale Drive

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

Motion made by Commissioner Ruster, seconded by Commissioner Robson to approve the vacation. Motion carried, roll call vote.

4.c. Consideration of a Resolution approving a two-lot Certified Survey Map for the property located at 2901 Milwaukee Road

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

Commissioner Robson asked if the property can be developed if it isn't split into two parcels. Ms. Christensen said they can develop it as one development with one building, but they want to put two different businesses, with one on each lot. However, it will have a shared access point.

Motion made by Commissioner Ruster, seconded by Commissioner Finnegan to approve the CSM. Motion carried, roll call vote.

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen explained that the City Council approved the Conditional Use Permit for the book drop for the Library on Tuesday, and held the public hearing and first reading for the Cranston Car Wash PUD. They also approved the first amendment to the ABC Development Agreement that would allow them to obtain occupancy once the public improvements were installed.

6. ADJOURNMENT

Motion made by Commissioner Ruster, and seconded by Commissioner Robson. Motion passed, roll call vote. Meeting adjourned at 8:35 PM.