



**MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, September 23, 2020**

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the September 9, 2020 Plan Commission meeting

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

3. REPORTS

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

Julie Christensen, Community Development Director, presented the staff report and recommendation. She explained which signs were part of the exception request. She also requested a willingness to support only approving the exception to the sign on the front of the building.

Commissioner Robson asked Ms. Christensen if the pole sign could have some landscaping added to make it look nicer. Ms. Christensen stated that there is an architectural review process for signs, and City staff can request a monument sign with some landscaping. There was discussion among the Commission on the freestanding sign, which was not the subject of the exception request.

Commissioner Ruster stated that the new wall signs are proposed to be lit, and the existing signs are not lit. Don Numeror, 1827 W Grand Ave, Milwaukee, Wisconsin, representing Sign Effectz Inc, stated that the signs they have now are lit, but the color will be more visible on the new signs as they are orange.

Commissioner Weeden asked Mr. Numeror if he would be willing to put in a monument sign instead of a pole sign. Mr. Numeror stated he could put landscaping

and a pole skirt underneath the pole sign to make it more appealing. The pole skirt would be constructed with metal that will match with the building.

Motion made by Commissioner Haynes, seconded by Commissioner Weeden to approve the exception to allow all three secondary wall signs to be larger than 30 square feet. Motion carried, roll call vote. Commissioner Ruster voted against the exception.

3.b. Consideration of a request for utility easements for Eagles Ridge Plat #4 on property located at 1500 Hawks Pass and 1452 Townhall Road

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

Commissioner Toral asked questions about stormwater issues in subdivisions. Julie explained the stormwater solution for the drainage issues in the Eagles Ridge subdivisions.

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

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen explained that the City Council approved the PUD for the Stateline Boys & Girls club and the conditional use permits 557 E Grand Avenue and 1545 Prairie Avenue. The public hearing and first reading was held for the rezoning for the Stateline Boys & Girls club.

5. ADJOURNMENT

Motion made by Commissioner Robson, and seconded by Commissioner Ruster. Motion carried, roll call vote. Meeting adjourned at 7:46 PM.