



**MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, January 20, 2021**

1. CALL TO ORDER AND ROLL CALL

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

2. MINUTES

2.a. Consideration of the minutes of the December 22, 2020 Plan Commission meeting

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

3. PUBLIC HEARINGS

3.a. Consideration of a Resolution recommending approval of an amendment to the City of Beloit Comprehensive Plan's Future Land Use Map for the property located at 3155 Prairie Ave

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

Commissioner Weeden asked if the City Comprehensive Plan governs uses along the stretch of Inman Parkway on both sides between Prairie Avenue and Shopiere Rd. Mr. Pennington said it does not, as most of that area is planned for long term urban expansion but is currently located in the Town of Turtle.

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Finnegan, seconded by Commissioner Ramsden to approve the Comprehensive Plan amendment. Motion carried, roll call vote.

3.b. Consideration of a Resolution approving the Preliminary Plat of Parkmeadow North Plat No. 4 for the properties located at 2600 and 2605 Claremont Drive

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

Commissioner Robson questioned why property that is located in the City of Beloit would be located in the Turner District. Mr. Pennington stated that it is not a recent change and has been like that for at least fifteen years, and it has to do with historical boundary changes. Commissioner Weeden asked if the area to the South - Parkmeadow North Plat No. 2 is in Beloit or Turner School District. Mr. Pennington stated that it is in Turner School District.

Commissioner Ramsden questioned who the individual was that was okay with the Resolution to approve the Preliminary Plat. Mr. Pennington stated the individual did not want to be identified, and that he lived adjacent to the land and was fine with the proposal for the 24 Single family homes.

Commissioner Toral asked where the bike trail was going to go and if it was going to go further north. Mr. Pennington stated there are no immediate plans beyond Northfield Lane.

Commissioner Weeden opened and closed the public hearing.

Motion made by Commissioner Ramsden, seconded by Commissioner Robson to approve the Resolution approving the Preliminary Plat of Parkmeadow North Plat No. 4. Motion carried, roll call vote.

3.c. Consideration of a Resolution authorizing Exceptions to Sections 30.40(2)(e) and 2(c) of the Sign Ordinance for the property located at 3030 Ford St

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

Commissioner Robson asked Mr. Pennington how tall the pole signs are. Mr. Pennington stated that code allows up to fifty feet. Commissioner Robson asked if the applicant can put the brand name "love that chicken" on one of the three secondary signs. The sign contractor, Paul with Comet Neon Signs, stated that "love that chicken" is more like an architectural detail on the building with no other way of designing it differently.

Commissioner Toral asked if the applicant was using a native landscape to soften the visual of the signs. Mr. Vernick stated that they will be meeting the landscape code. Commissioner Toral expressed disappointment. Commissioner Robson stated that she will vote no for the Sign Ordinance exception, and thinks we should not be giving sign exceptions to the entrance of Beloit. Commissioner Ramsden questioned the point of a Sign Ordinance if there are constant exceptions. Mr. Pennington stated that the City staff is underway on revising the Sign Ordinance, and wanted to put in perspective that 130-150 sign permits a year are issued with only a handful seeking exceptions.

Commissioner Weeden opened and closed the public hearing.

Motion made by Finnegan to approve the Resolution authorizing exceptions to the Sign Ordinance, seconded by Commissioner Ramsden. Motion carried, roll call vote, 3 to 2.

4. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Mr. Pennington said that the City Council approved the Sidewalk Easement over 1111 Prince Hall Dr. The next Plan Commission meeting will be on February 3rd, 2021.

5. ADJOURNMENT

Motion made by Commissioner Robson, and seconded by Commissioner Ramsden. Motion carried, roll call vote. Meeting adjourned at 8:00 PM.