



**AMENDED MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, May 5, 2021**

1. CALL TO ORDER AND ROLL CALL

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

2. ELECTION OF OFFICERS

2.a. Election of Chairperson

Commissioner Ruster nominated Commissioner Weeden to be Chairperson. Nomination was approved.

2.b. Election of Vice-Chairperson

Commissioner Ruster nominated Commissioner Robson to be Vice-Chairperson. Nomination was approved.

3. MINUTES

3.a. Consideration of the minutes of the April 21, 2021 Plan Commission meeting

Motion was made by Commissioner Ramsden, seconded by Commissioner Ruster to approve the minutes. Motion carried, roll call vote.

4. PUBLIC HEARINGS

4.a. Consideration of a Zoning Map Amendment from temporary R-1B, Single Family Residential District, to permanent R-1B, Single Family Residential District, for the property located at 1945 Prairie Ave

Julie Christensen, Community Development Director, presented the staff report and recommendation. Chairman Weeden asked why a public hearing was necessary for such a routine item. Ms. Christensen explained that it was required under the Zoning Ordinance.

Commissioner Weeden opened and closed the public hearing.

Motion was made by Commissioner Ramsden, seconded by Commissioner Finnegan to approve the Zoning Map Amendment. (5-0) Motion carried, roll call vote.

4.b. **Consideration of an Ordinance to amend Sections 5-102(a)(15), the Table in 6.1-1, and 6.2.4 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit pertaining to Transitional Living Uses**

Julie Christensen, Community Development Director, presented the staff report and recommendation. Ms. Christensen stated that there were a number of public comments received that supported the ordinance amendment. They were from Tammy King-Johnson; John Pfleiderer, Family Services; Beth Gliebe, Family Promise; and Robin Stuht, Homeless Coordinator at the Beloit School District.

Commissioner Finnegan asked if an applicant wanted to use a property that is zoned Public Lands and Institutions District, PLI, for transitional living, would they have to get a zoning change, referring to the changes to the Use Table. Ms. Christensen stated that the property would have to be zoned PLI, R-3, R-4, C-2, or C-3. Commissioner Finnegan asked if it would be a permitted use in PLI. Ms. Christensen stated yes that it would be.

Commissioner Robson asked if there is any requirement for the number of residents that can be allowed in the homeless shelter. Ms. Christensen stated that the ordinance indicates that sixteen families can be allowed at any one time.

Commissioner Robson asked how this ordinance compares with other communities' ordinances. Ms. Christensen stated that she did not look at other communities' ordinances, and that she looked at what kinds of conditions were being imposed at the federal level when organizations applied for ESG funds (Emergency Shelter Grant).

Commissioner Robson asked if this means that Family Promise will not be using churches for their program anymore. Ms. Christensen stated that they will not be using churches, and they are looking at an institutional site that will house sixteen families. Commissioner Robson asked where the families will be from. Ms. Christensen stated that normally homeless people are from that city, but there is no restriction related to residency in the ordinance.

Commissioner Weeden stated his concern that by changing the use from a Conditional Use to a Permitted Use, you eliminate the public hearing requirement. Ms. Christensen explained that given the limitations of the Wisconsin Conditional Use law, it is misleading to the public, as the application cannot be denied or conditions added without substantial evidence as to why the use would be detrimental to the neighborhood. Ms. Christensen stated that the way the ordinance is drafted is that the use would be Permitted Uses which would not require a public hearing. However, if the Plan Commission wishes to make it a Conditional Use, staff would suggest approving the ordinance amendment but make the use conditional, rather than permitted. The current Zoning Ordinance does not define homeless shelters and

contains no standards for the use. The new Ordinance would define the term Transitional Living and would include standard conditions for each facility.

Commissioner Weeden opened the public hearing.

Pastor Dave Fogderud, Overflowing Cup, stated that he has a lot of experience with transitional living and would like to be included if a committee is set up to discuss this issue. Pastor Fogderud asked if this is for transitional living or homeless shelters. Ms. Christensen stated that transitional living is intended to mean short-term occupancy as a service to multiple or unrelated individuals in need of emergency shelter and other support services.

Diana Fogderud stated that she was on a board when it was Family Promise, and she feels that the conditions in the ordinance are needed.

Commissioner Weeden closed the public hearing.

Commissioner Weeden asked Ms. Christensen to define temporary, as he did not see it in the Ordinance. Ms. Christensen stated that temporary is not defined, but permanent housing is defined in the household living section of the definitions. She indicated that she consulted with the City Attorney, and they did not feel that this term needed to be defined.

Commissioner Weeden indicated that he thinks it's important for a public hearing to be held so that the neighbors or the members of the public could find out how long people are able to stay and have any questions they have answered. He added that he feels there should be someone at the facility accountable, rather than the City.

Commissioner Finnegan made a motion to change the permitted uses to conditional uses under the R-3, R-4, C-2, C-3, and PLI districts but to keep the standards proposed by staff, seconded by Commissioner Ramsden. Motion carried, roll call vote (5-0).

Motion was made by Commissioner Ramsden, seconded by Commissioner Finnegan to approve the Ordinance as amended. Motion carried, roll call vote (5-0).

4.c. **Consideration of a Resolution approving an exceptions to Section 30.17(2)(b)(5) of the Outdoor Sign Regulations (the "Sign Ordinance") to allow two Electronically Variable Message (EVM) signs on one parcel, to Section 30.35(2)(e) of the Sign Ordinance to allow two primary, on-premises signs on one parcel, and to Section 30.40(2)(e) of the Sign Ordinance to allow six secondary, on-premises signs, for the property located at 3155 Prairie Ave**

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

Commissioner Weeden opened the public hearing.

Dax Conley, 1626 Oak Street, Lacrosse, Wisconsin, real estate manager for Kwik Trip, stated that Kwik Trip is requesting an additional primary sign because there is a tree line heading west bound on Inman that is blocking visibility of the store.

Commissioner Weeden asked if the Beloit store is going to look like the store off of Highway 51 in Janesville. Mr. Conley stated that it would look similar to that store; it would be all brick with a metal steel roof, diesel pumps on the side, and a car wash attached.

Commissioner Robson asked Mr. Conley if they plan to put landscaping around the monument sign. Mr. Conley stated that the City has asked them to provide landscaping, and that typically, the Kwik Trips have a lot of plant materials onsite and landscape the signs.

Commissioner Anderson asked Mr. Conley if the potential future building would be developed or if they would sell the space. Mr. Conley said that it would most likely be sold, but it would depend on the business.

Commissioner Ruster asked if the Kwik Trip building was going to be blocking the possible future building. Mr. Conley stated if they needed visibility this would not be a spot they would go. Commissioner Ruster stated if this building is not very visible, they may want their own signage. Mr. Conley stated that Kwik Trip would ask them to use the sign pole that is already there.

Motion was made by Commissioner Anderson, seconded by Commissioner Finnegan to approve the Resolution approving an exception to allow two primary and Electronically Variable Message signs on one parcel and six secondary signs on the building. Motion carried, roll call vote (3-2).

5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS

Ms. Christensen provided the following updates: City Council approved the Final Plat for Deerfield Estates Second Addition. The next Plan Commission meeting is scheduled for May 19, 2021.

6. ADJOURNMENT

Motion made by Commissioner Robson, and seconded by Commissioner Ruster to adjourn. Motion carried, roll call vote. Meeting was adjourned at 8:20 PM.