

**MINUTES
PLAN COMMISSION
City Hall Forum - 100 State Street, Beloit, WI 53511
7:00 PM
Wednesday, December 4, 2024**

1. CALL TO ORDER AND ROLL CALL

Chairperson Ramsden called the meeting to order at 7:00 PM. Commissioners Ramsden, Winkelmann, Abarca, Flesch, Anderson, and Jacobsen and Councilor Day were present. Commissioner Elliott was absent.

2. MINUTES

2.a. Consideration of the minutes of the November 20, 2024 Plan Commission meeting

Commissioner Flesch made a motion to approve the Minutes, seconded by Commissioner Anderson. Motion prevailed, voice vote (6-0).

3. PUBLIC HEARINGS

3.a. Consideration of an exception to Section 34.10 of the Architectural Review and Landscape Code for the property located at 1731 Cranston Road

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

Commissioner Winkelmann inquired if the standards specifically require the lighting to be a specific brightness or type. Ms. Christensen explained that the project developer identifies the lighting they desire and ensures it meets the established standards before they submit the lighting plan. If it does, City staff approves the plan, and engineers later confirm that the lighting identified in the plan has been installed. Commissioner Winkelmann then asked whether the lights could be purchased at a store like Menards. Ms. Christensen clarified that typically, a professional is hired to develop the lighting plan, ensuring the lights are directed downward to avoid light pollution.

Chairperson Ramsden asked if the engineers go out after the lighting is installed to ensure that the lights meet the lighting standards. Ms. Christensen confirmed that a lighting plan, including a photometric analysis, must be submitted but noted that the engineers confirm that the light fixtures that were proposed on the plan were installed. They do not take light meter out on site and measure the lighting standards. Commissioner Flesch noted that the site plan and lighting suppliers can determine the brightness and light distribution up to the property line. Commissioner Anderson asked if there are provisions for businesses operating only during daylight hours. Ms. Christensen responded that there are no such provisions.

Chairperson Ramsden opened the public hearing.

Aaron Nilson, South Beloit, expressed frustration, stating that he keeps hearing he needs to spend more money on lighting he doesn't currently have and questioned why it is necessary. He emphasized that his primary goal is to attract more customers, hire additional employees, and maintain jobs. He noted that his family has been doing business in Beloit for 100 years and shared that he has been working for eight months to finalize everything. He expressed frustration over the process.

Chairperson Ramsden closed the public hearing.

Commissioner Flesch indicated that they could use wall packs and model their sign design after the existing lighting setup, noting they might be surprised by the amount of lighting produced when functioning properly. Ms. Christensen added that Batterman's was involved in the process, but the owner was not in favor of adding any lighting.

Commissioner Anderson made a motion to deny, seconded by Commissioner Jacobsen. Motion carried, voice vote (6-0).

4. **REPORTS**

4.a. **Consideration of Resolution 2024-032 approving a two-lot extraterritorial certified survey map for the property located on the 4700-4800 block of E Ryan Parkway in the Town of Turtle**

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

Commissioner Abarca made a motion for approval, seconded by Commissioner Winkelmann. Motion carried, voice vote (6-0).

4.b. **Consideration of Resolution 2024-031 approving a two-lot Extraterritorial Certified Survey Map for the property located at 3918 S Duggan Road in the Town of Beloit**

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

Commissioner Flesch made a motion for approval, seconded by Commissioner Winkelmann. Motion carried, voice vote (6-0).

5. **STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**


Julie Christensen provided an update on items previously reviewed by the Commission.

6. **FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items. The next meeting is scheduled for December 18, 2024.

7. **ADJOURNMENT**

Commissioner Winkelmann made a motion to adjourn the meeting, seconded by Commissioner Abarca at 7:19 PM. Motion carried, voice vote (6-0).



Mike Ramsden, Chairperson