

City of South Beloit
Planning and Zoning Commission
Minutes
Meeting February 19, 2025

Roll Call: With a quorum, Chairman Zachary Kentner called the meeting to order at 6:00 p.m. in the City Council Chambers.

Present:

Pam Clifton
Angela Teeters
Glen Lineman
Joyce Blade
Samantha Harrison
Zachary Kentner

Absent:

Patrick O’Gorman

Others Present: Community Development Director Shawna Henthorn
City Attorney, Eric Miller
City Zoning Official, Ken Garrett
Jennifer Robinson recorded the minutes

Pledge of Allegiance: Led by Zachary Kentner and recited by all members present

Agenda: A motion to approve the nights agenda was proposed and seconded. AT/JB

Public Comment: No members of audience present. Public comment opened and closed.

Minutes: A motion to approve meeting minutes from November 20, 2024 and January 15, 2025 was proposed and seconded. AT/PC

Old Business:

1. File # SUP 10-10-24

To consider a request for a Special Use Permit for a Drive Through Window and Automative Use (Gas Station) in the Commercial General (CG) Zoning District for 811 Prairie Hill Rd., South Beloit, Illinois, Winnebago County, with PIN No. 04-07-352-011. Filed by Dixit Patel.

Shawna Henthorn, sworn in by Zachary Kentner, presents that there have been no further updates from the applicants regarding the requested sign package and vendor information for the property.

Discussion begins by Zachary questioning if it would be deemed best to lay over the application or take definitive action. Attorney Miller discusses legal and procedural considerations

Glen makes a motion to propose moving request to the next PZC meeting on March 19th, 2025. Pam seconds. Roll call vote, all ayes.

New Business:

1. Discussion Item: Electric vehicle charging station

Discussion Points:

- Need for consistent regulations with state statutes.
- Possible inclusion of regulations in building codes or zoning codes.
- Request for examples from other municipalities to guide policy development.
- Whether to allow EV charging stations as accessory uses in all zoning districts or limit them to service zoning districts.
- Responsibilities regarding fire safety and insurance for residential and public EV charging stations.
- State requirements for new construction to include infrastructure for EV charging stations.

Next Steps: further review and discussion needed to develop appropriate regulations.

Adjourn: Joyce makes motion to adjourn, Samantha seconds. Roll call vote, all ayes. The meeting was adjourned at 6:54 p.m.