

CITY OF SHEBOYGAN

PLAN COMMISSION

June 9, 2020 \*\*\*Amended\*\*\*

1. OPENING OF MEETING MEMBERS PRESENT: Mayor Michael Vandersteen, Dave Hoffman, Don Cvetan and Ryan Sazama MEMBERS PRESENT BY PHONE: Alderperson Jim Bohren, Jerry Jones and Marilyn Montemayor STAFF/OFFICIALS PRESENT: Director of Planning and Development Chad Pelishek and Manager of Planning and Zoning Steve Sokolowski

1.1 Call to order.

Chair Mayor Vandersteen called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Introduction of committee members and staff.

Introductions were made.

1.4 Identify potential conflict of interest.

No committee member had a conflict of interest.

2. MINUTES

2.1 Approval of the Plan Commission minutes from May 26, 2020.

Motion by Ryan Sazama, second by Alderperson Jim Bohren to approve.

Motion carried.

### 3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Conditional Use and variance application by PB 2 Architecture to replace and install new wall signage at Walmart located at 3711 S. Taylor Drive.

Motion by Alderperson Bohren, second by Dave Hoffman to approve with the following conditions:

Applicant shall obtain the necessary sign permits prior to installation. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets. Any additional signage for this facility will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (variance sign permits, etc.). Applicant shall remove all signs per their new sign plan for Walmart. Applicant shall remove all temporary signs (Pennzoil racing pennants by auto department) and may install temporary signage as permitted by the City of Sheboygan Zoning Ordinance. Variance granted: To have a total of 12 wall signs. Motion carried.

3.2 Conditional Use and variance application by Robert Heimerl to create a new single-family lot at 3820 N. 13 th Street.

Motion by Don Cvetan, second by Dave Hoffman to approve with the following conditions:

Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance. No building permits shall be issued until such time as the applicant can show City staff that the CSM has been officially recorded by Sheboygan County and the lots have been officially created. No building permits shall be issued until such time as the applicant can show City staff that the access easement has been officially recorded by Sheboygan County. If there are any amendments to the approved CSM, the applicant will be required to submit a new conditional use application reflecting those amendments. Driveways shall be constructed as approved on the CSM. Variances granted: To have lot widths of 16.96 feet for Lot 1 and 2. To have a zero (0) foot paving setback. Motion carried.

### 4. NEXT MEETING

June 23, 2020

### 5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, second by Ryan Sazama

to adjourn. Motion carried.

Being no further business the meeting adjourned at 4: 20 p.m.