

CITY OF SHEBOYGAN

PLAN COMMISSION

May 12, 2020

1. OPENING OF MEETING MEMBERS PRESENT: Mayor Michael Vandersteen, Jerry, Jones, Dave Hoffman, Don Cvetan and Ryan Sazama MEMBERS PRESENT BY PHONE: Alderperson Jim Bohren and Marilyn Montemayor MEMBERS EXCUSED: 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 April 28, 2020.

Motion by Jerry Jones, second by Dave Hoffman to approve.

Motion carried.

### 3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Conditional Use application by Van Wyk Auto, Inc. to permit auto sales/display at Doug s Auto Service located at 1821 Cooper Avenue.

Motion by Alderperson Bohren, second by Jerry Jones to approve with the following conditions:

Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, State of Wisconsin, etc. Applicant may sell vehicles from the site only at such time as they have obtained the required State of Wisconsin Dealership license allowing them to sell vehicles. The maximum number of vehicles that may be displayed for sale on the Doug s Auto parking lot is three (3). The vehicles shall be located on the private property (paved parking lot) and shall not be located on any City streets and/or public right-of-ways. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Outdoor storage of materials, products or equipment shall be prohibited and this includes the miscellaneous materials (stacks of tires, buckets, gas cans, barrels and a dumpster) on the west side of the building facing Kohls Court including. These miscellaneous materials will be removed from the site, stored inside the building and/or stored in the fenced/screened in areas at the southwest corner of the building. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.). 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 and/or streets. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage. Applicant shall obtain the necessary sign permits prior to installation. Any future signage will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. The applicant may not store any unlicensed or inoperable vehicles on the property and may not do any type of auto repair outside the building. In no instance shall the auto sales/display create a nuisance for neighboring properties. If any issue(s) arises, the Plan Commission may again review the conditional use permit. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

3.2 Preliminary Plat Approval for Stonebrook Crossing Addition # 1 located south of Fox Meadows Subdivision between S. Business Drive and Moenning Road.

Motion by Jerry Jones, second by Don Cvetan to approve with the following conditions:

The applicant shall obtain all subdivision approval from appropriate agencies including but not limited to City, County, State of Wisconsin, DNR, etc. Applicant shall submit final plats that meet the City of Sheboygan Subdivision Ordinance.. The applicant shall provide utility of at least six (6) feet in width on each side of all rear lot lines and alongside lot lines, for poles, wires, conduits, storm and sanitary sewers, gas, water or other mains as a condition of each final plat. A developer s agreement shall be executed prior to signing any final plats. Motion carried.

3.3 Res. No. 21 - 20 - 21 (Direct Referral) approving the Capital Improvements Program as recommended by the Capital Improvements Commission for the program period of 2021 - 2025 and adopting the program for implementation.

Motion by Ryan Sazama, second by Jerry Jones to approve Res. No. 21 - 20 - 21 to recommend the adoption of the Capital Improvements Program for the program period of 2021 - 2025 and adopting the program for implementation.

Discussion took place regarding an amendment concerning county and state grant dollars for transit.

Before action was taken to approve Res. No. 21 - 20 - 21, motion by Jerry Jones, second by Ryan Sazama to adopt the amended Capital Improvements Program for program period 2021 - 2025. Motion carried.

#### 4. NEXT MEETING

May 26, 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: 30 p.m.

