

CITY OF SHEBOYGAN

PLAN COMMISSION

JANUARY 14, 2020

1. OPENING OF MEETING MEMBERS PRESENT: David Hoffman, Jerry Jones, Mayor Michael Vandersteen, Marilyn Montemayor, Ryan Sazama, and Don Cvetan MEMBERS EXCUSED: Alderperson Jim Bohren STAFF/OFFICIALS PRESENT: Manager of Planning & Zoning Steve Sokolowski, Planning & Development Director Chad Pelishek, and City Administrator Darrell Hofland

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 with any item on this agenda.

2. MINUTES

2.1 Approval of the Plan Commission minutes from December 10, 2019.

Motion by Jerry Jones, second by David Hoffman to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Public Hearing regarding the proposed creation of Tax Incremental District No. 20.

No one participated in the hearing.

Motion by Marilyn Montemayor, second by Jerry Jones to close the public hearing. Motion carried.

3.2 Consideration of Resolution Approving a Project Plan for Tax Incremental District No. 20, City of Sheboygan, Wisconsin .

Motion by Ryan Sazama, second by Marilyn Montemayor to approve the resolution approving the TID 20 Project Plan and establish TID 20 boundaries. Motion carried.

3.3 Conditional Use and variance application by Creative Sign Company, Inc. to install a new wall sign for CTI and Associates in the multi-tenant facility located at 2124 Kohler Memorial Drive.

Motion by Marilyn Montemayor, second by Jerry Jones 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.). Variance granted: To have three (3) wall signs. Motion carried.

3.4 R.O. 128 - 19 - 20 and G. O. No. 41 - 19 - 20 by Alderperson Donohue granting Schroeder & Holt Architects LLC, its successors and assigns, the privilege of encroaching upon described portions of Niagara Avenue on the property located at 832 N. 8 th Street in the City of Sheboygan for the purpose of constructing a balcony.

Motion by David Hoffman, second by Marilyn Montemayor to amend general ordinance 41 - 19 - 20 to state "granting James J. DuBois, his successors and assigns, the privilege of encroaching upon described portions of Niagara Avenue on the property located at 832 N. 8 th Street in the City of Sheboygan for the purpose of constructing a balcony." instead of Schroeder & Holt Architects LLC.

Motion carried.

Motion by Jerry Jones, second by Ryan Sazama to recommend approval to the Common Council. Motion carried.

3.5 R.O. 119 - 19 - 20 and G.O. 38 - 19 - 20 by Alderperson Dekker amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1108 South Wildwood Avenue (Parcel # 59281215710) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification.

Motion by Marilyn Montemayor, second by David Hoffman to recommend approval to the Common Council. Motion carried.

#### 4. NEXT MEETING

January 28, 2020

#### 5. ADJOURN

##### 5.1 Motion to Adjourn

Motion by Jerry Jones, second by David Hoffman to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 27 p.m.