

CITY OF SHEBOYGAN

PLAN COMMISSION

OCTOBER 29, 2019

1. OPENING OF MEETING MEMBERS PRESENT:

Aldersperson Jim Bohren, Dave Hoffman, Mayor Michael Vandersteen, Ryan Sazama, Don Cvetan and Marilyn Montemayor MEMBERS EXCUSED: Jerry Jones STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek and Manager of Planning & 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.

Introduction were made.

1.4 Identify potential conflict of interest.

No committee members had a conflict of interest with any item of this agenda.

2. MINUTES

2.1 Approval of the Plan Commission minutes from October 15, 2019.

Motion by Marilyn Montemayor, second by Aldersperson Bohren to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Conditional Use application by Corey Franklin to operate Art s BBQ at 2329 S. Business Drive.

Motion by Marilyn Montemayor, second by Dave Hoffman to approve with the following condition: 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, health, food, alcohol, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.

The applicant shall reinstall the gates on the dumpster. Outdoor storage of materials, products or equipment shall be prohibited. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, 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 or the streets. Applicant shall obtain the necessary sign permits prior to installation.

Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building.

Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).

Staff may bring the proposed signage design back to the Plan Commission for review/approval. Applicant shall remove all temporary signage by January 3, 2019.

No temporary signage will be permitted at the site. A maximum of two (2) food trucks and one (1) barbeque pit may be parked at this site.

Food trucks and barbeque pit shall be located in the rear of the restaurant parking lot.

If there are to be any exterior renovations to the facility, the applicant will be required to obtain Architectural Review Board approval prior to receiving a building permit for such renovation. If there are any amendments to

the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion carried.

4. NEXT MEETING

November 12, 2019

5. ADJOURN

5.1 Motion to Adjourn

Motion by Marilyn Montemayor, second by Alderperson Bohren to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 07 p.m.