

CITY OF SHEBOYGAN

PLAN COMMISSION

JULY 23, 2019

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

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.

There is no conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of the Plan Commission minutes from July 9, 2019.

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

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Conditional Use Permit application by Greg Desrosier to operate Tochi Ramen restaurant at 623 N. 8 th Street.

Motion by Marilyn Montemayor, second by Dave Hoffman 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, health, food, alcohol, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. 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.

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

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.

Staff may bring the proposed signage design back to the Plan Commission for review/approval. All signs shall meet the 8 th Street design guidelines. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board 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.

3.2 Conditional Use Permit application by Aurora Health Care to remodel and operate Aurora Behavioral Health Center from 1221 N. 26 th Street.

Motion by Alderperson Bohren, second by Marilyn Montemayor 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, water, sewer, storm drainage, health, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. Submittal and approval of a proposed landscape plan prior to building permit issuance.

Landscaping shall be installed prior to issuance of an occupancy permit.

Submittal and approval of a proposed storm drainage plan prior to building permit issuance. 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.

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 or the streets. All areas used for parking and maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Applicant shall obtain the necessary sign permits prior to installation.

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

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.

Staff may bring the proposed signage design back to the Plan Commission for review/approval. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, landscape boulevard, pavement, utilities, retaining walls, street trees, etc.). Applicant will provide adequate public access along streets and sidewalks and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design. Applicant shall paint the entire domed roof structure prior to issuance of an occupancy permit. Applicant shall select a paint color for the roof that is compatible with the colors of the materials used for the exterior remodel. Applicant shall provide staff with the color selected prior to painting. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments. Motion carried.

3.3 Conditional Use Permit application by 5 th Generation Properties, LLC to operate multi-tenant facility at 804 - 814 N. 8 th Street.

Motion by Alderperson Bohren, second by Jerry Jones to approve with 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, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. 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. All ground level and rooftop mechanicals shall be screened/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 or the streets. Applicant shall obtain the necessary sign permits prior to installation.

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

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.

Staff may bring the proposed signage design back to the Plan Commission for review/approval. All signs shall meet the 8th Street design guidelines. Applicant will provide adequate public access along the streets and the shared access drives with the property to the south and will take all appropriate actions to minimize the time period that these streets will be closed/affected. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.). It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.). If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (future uses and/or phases may require conditional use permits, occupancy, permits, etc.).

This conditional use permit is for the 1st Floor only.

2nd Floor Phase 2 shall obtain all land use and building approvals/permits. The applicant shall obtain City of Sheboygan Architectural Review Board approval prior to issuance of building permits for the exterior remodel.

Exterior remodel architectural drawings shall be submitted to the Architectural Review Board by September 24, 2019 to be placed on the October 14, 2019 Architectural Review Board meeting. Applicant shall obtain building permits for the exterior remodel improvements by no later than May 1, 2020. 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

August 13, 2019

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, second by Alderperson Bohren to adjourn.

Being no further business the meeting was adjourned at 5: 25 p.m.