

CITY OF SHEBOYGAN

PLAN COMMISSION

APRIL 9, 2019

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

1.1 Call to Order.

Mayor Michael 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 with any item on this agenda.

2. MINUTES

2.1 Approval of the Plan Commission minutes from March 26, 2019.

Motion by Marilyn Montemayor, seconded by Jim Bohren to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Conditional Use application by Culver s of Sheboygan to install a new electronic readerboard wall sign at their restaurant located at 641 S. Taylor Drive.

Motion by Marilyn Montemayor, seconded by Jerry Jones to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to installation. Applicant shall meet Sections 15.804 (a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles.

No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.

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. Sign messages and/or location shall not create any pedestrian/vehicular conflicts. Applicant shall remove all existing wall signs. Motion carried.

3.2 Conditional Use application by Andrew and Toril Fisher to convert the existing Church of God facility into a single-family dwelling at 1314 N. 8 th Street. In addition, the Fisher s are requesting approval to operate an art studio and a massage studio home occupations.

Motion by Alderperson Bohren, seconded by Don Cvetan to approve with conditions: Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, health, massage, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall meet all home criteria per Section 15.206 (8)(s) of the City of Sheboygan Zoning Ordinance. The home occupation may only utilize 25 percent of the living area of the dwelling unit you reside in. The applicant shall obtain the necessary massage license from the City of Sheboygan prior to operating. Applicant shall remove existing monument sign in the front yard (yard facing 8 th Street). Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation.

Applicant would be required to obtain a sign permit.

Also, no temporary signage is permitted for home occupations. If the home occupation businesses create a nuisance, the Plan Commission will have the authority to again review the home occupation conditional use permit. If the applicant moves from the present location, the conditional use permit will discontinue immediately. Any future commercial use will need to obtain the

required land use and building permits and approvals If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.Motion carried.

4. NEXT MEETING

April 23, 2019

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Don Cvetan to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 15 p.m.