

CITY OF SHEBOYGAN

PLAN COMMISSION

MARCH 26, 2019

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

Introduction were made.

1.4 Identify potential conflict of interest.

No committee member has a conflict of interest with any item on the agenda.

2. MINUTES

2.1 Approval of the Plan Commission minutes from March 12, 2019.

Motion by Alderperson Bohren, seconded by David Hoffman to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Conditional Use and variance application by Sheboygan Evangelical Free Church to raze existing buildings and to construct a new off-site church parking lot at located at 1716 N. 16 th Street

Motion by Alderperson Bohren, seconded by Don Cvetan to approve with the following conditions: Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, razing, water, sewer, storm drainage, etc. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. Submittal and approval of a proposed landscape plan prior to building permit issuance. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Outdoor storage of materials or equipment shall be prohibited. All 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 (except for area approved for the variance). If signage is to be installed, the applicant shall work with staff with regards to constructing appropriate and well-designed signage and shall obtain the necessary sign permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. Fencing/retaining wall shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.

Applicant shall work with staff with regards to constructing appropriate and well-designed fence and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. All areas used for parking/maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be grass and/or approved landscaping. Applicant shall meet the minimum required paving setback of 10 feet for all new areas to be paved (besides alley at the northwest corner of the property). 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 street improvements, 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 public streets/alley and will take all appropriate actions to minimize the time period that these streets/alley will be closed/affected. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant. All vehicles, equipment, materials, products, etc. shall be located on the applicant s property (no storage on public rights-of-way). Absolutely no portion of the site improvements shall cross property lines (parking, fencing, signs, landscaping, retaining wall, etc.). If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Variances granted: From the locational landscaping requirements. For a landscape ratio of 24 %. To exceed the .5 footcandles at east property line by driveways along N. 16 th Street. Motion

carried.

4. NEXT MEETING

April 9, 2019

5. ADJOURN

5.1 Motion to Adjourn

Motion by Don Cvetan, seconded by Alderperson Bohren to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 18 p.m.