

CITY OF SHEBOYGAN

PLAN COMMISSION

JANUARY 29, 2019

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

1.1 Call to Order.

Vice-Chair Jerry Jones 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 the agenda.

2. MINUTES

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

Motion by Marilyn Montemayor, seconded by Ryan Sazama to approved. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Conditional Use application by Hexion Inc. to construct a new building and parking at Hexion Specialty Chemicals located at 2522 S. 24 th Street.

Motion by Marilyn Montemayor, seconded by Don Cvetan to approve with the following 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, fire, water, sewer, health, storm drainage, etc..

An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.). Submittal/approval of a proposed storm drainage plan prior to building permit issuance. Submittal and approval of a landscape plan prior to building permit issuance.

Landscaping shall be installed prior to occupancy.

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 (site lighting, building lighting, signage, etc.).

There shall be no spillover light onto adjacent properties or the streets. Applicant shall obtain the necessary sign permits prior to installation.

Applicant shall be permitted to install individual letter signs no cabinet or flat panel signs. 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 prior to issuance of an occupancy permit. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.). 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. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary). 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. Variance granted: From the locational landscaping requirements. Motion carried.

3.2 Conditional Use application by the Sheboygan A s to construct a new deck at the baseball diamond located at 2328 New Jersey Avenue.

Motion by Ryan Sazama, seconded by Marilyn Montemayor to approve with the following 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, fire, water, sewer, health, storm drainage, etc..

An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall take out all required building and mechanical permits for the recently constructed shed. Submittal/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.

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 (site lighting, building lighting, signage, etc.).

There shall be no spillover light onto adjacent properties or the streets. Applicant shall obtain the necessary sign permits prior to installation.

Applicant shall be permitted to install individual letter signs no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.). Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary). Prior to building permit issuance, the applicant shall receive City of Sheboygan Common Council approval/authorization to proceed with the project as proposed on this City of Sheboygan Wildwood Baseball Park property. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures. 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.

3.3 Conditional Use and variance application by Lakeshore Community Health Care to construct a new detached garage/storage building at 1721 Saemann Avenue.

Motion by Marilyn Montemayor, seconded by Don Cvetan to approve with the following 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, fire, water, sewer, health, storm drainage, demolition, etc.

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

Landscaping shall be installed prior to issuance of an occupancy permit (including landscaping removed for the installation of the monument sign). All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite, etc.). Outdoor storage of materials, products or equipment shall be prohibited. Applicant shall remove existing storage shed from the property at such time as the new garage/storage building is completed. 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.

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). The proposed structure shall be setback a minimum of 12 feet to the N. 17 th St. property line (closest edge of sign to property line).

Applicant is responsible to insure the sign meets the required setbacks. Applicant shall meet the minimum five (5) foot paving setback to N. 17 th St. property line.

Prior to building permit issuance, a new site plan shall be submitted showing this required paving setback. All areas used for parking/maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications. 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 old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.). Applicant will provide adequate public access along adjacent streets and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected. 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 new building, signs and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.). Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures. Applicant will be required to address the on-street parking issues prior to any future additional development of the LCHC property. If there are any amendments to the conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Variances granted: For a front yard building setback of 12 feet. From the locational landscaping requirements. Motion carried.

4. NEXT MEETING

February 12, 2019

****MEETING LOCATION:** Municipal Service Building located at 2026 New Jersey Avenue in the Training Room. ******

5. ADJOURN

5.1 Motion to Adjourn

Motion by Marilyn Montemayor, seconded by Ryan Sazama to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 29 p.m.