

CITY OF SHEBOYGAN

PLAN COMMISSION

JUNE 18, 2018

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

Chair Mayor Vandersteen called the meeting to order.

1.1 Pledge of Allegiance

The Pledge of Allegiance was recited.

2. ITEMS FOR ACTION

2.1 Identify potential conflict of interest.

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

2.2 Approval of the Plan Commission minutes from May 29, 2018.

Motion by Marilyn Montemayor, seconded by Don Cvetan to approve the minutes.

Motion carried.

2.3 Conditional Use application by Ellwood H. May Environmental Park to operate Maywood Ecology Center at 3615 Mueller Road.

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/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, 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. 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.). Outdoor storage of materials, products or equipment shall be prohibited. 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 and/or streets. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion carried.

2.4 Conditional Use application by James Coulson to operate Premier Outdoor Services, LLC from 2005 New Jersey Avenue.

James Coulson stated that the only outdoor storage would consist of van, truck, couple of trailers, 16 ' enclosed trailer attached to a pick-up truck and 2 push plows (12 ' and 14 ' in length).

Motion by Marilyn Montemayor, seconded by Alderperson Bohren 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, 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 department, etc.). Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. If dumpsters are to be used, dumpster(s) shall be screened and 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.). Outdoor storage of materials, products or equipment shall be prohibited (landscape equipment, materials, etc.).

The only items that may be stored outside are commercial vans, commercial pick-up trucks, a couple of flatbed trailers, a 16 foot enclosed trailer attached to a pick-up truck, a dump truck, two (2) large snow pushers/plows (12 and 14 feet long). The two (2) large snow pushers/plows (12 and 14 feet long) shall be located on the paved parking spaces at the southwest corner of the property and may remain in this location unscreened in 2018.

However, if these snow plows are to remain located outside in 2019, the applicant shall install landscaping in this area to screen the plows from Maryland Avenue.

Applicant will work with staff on the specific landscaping to be installed and the landscaping shall screen the plows from Maryland Avenue. 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 and/or streets. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation. Applicant shall install individual letter signs no cabinet or flat panel signs. 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 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.). 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 floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion carried.

2.5 Conditional Use and variance application by Greenberg Farrow to construct a new Panera Restaurant on Parcel # 215852 (Meijer Outlot N. Taylor Drive).

Motion by Marilyn Montemayor, seconded by Don Cvetan to approved 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, fire, water, sewer, storm drainage, health, food, alcohol, 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 and approval of a landscape plan prior to building permit issuance.

Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Dumpster(s) shall be screened and 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.).

This is especially required along the rear/east elevation that faces Taylor Drive. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.

There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity. Applicant shall obtain the necessary conditional use/sign permits prior to installation. Applicant shall be permitted to install individual letter signs no cabinet signs are permitted (6 sf Panera Bread logo wall sign permitted). Applicant is permitted a maximum of seven (7) wall signs.

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. The monument sign shall include a decorative cap.

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 or maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. 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 old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.). Applicant will provide adequate public access along streets and interior roads and will take all appropriate actions to minimize the time period that these streets 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). City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc. Prior to building permit issuance, the applicant is responsible for providing all shared agreements/easements between the subject property and adjoining properties including but not limited to ingress/egress, parking, stormwater facilities, utilities, etc. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Variances granted: From the locational landscape requirements. To install seven (7) wall signs. To install a painted wall sign on the east building elevation facing N. Taylor Drive. To create a parcel without public

street access. For a sideyard paving setback of 0 feet (west property line).Motion carried.

2.6 R.O. 37 - 18 - 19 and G.O. 5 - 18 - 19 by Alderperson Dekker amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of vacant land on N. 15 th Street across from 822 N. 14 th Street from Class Urban Commercial (UC) to Class Urban Residential (UR) Classification (Parcel # 500560).

Motion by Marilyn Montemayor, seconded by Jerry Jones to approve.

Motion carried.

3. ADJOURN

3.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Don Cvetan to adjourned. Motion carried.

Being no further business the meeting was adjourned at 4: 39 p.m.