

CITY OF SHEBOYGAN

PLAN COMMISSION

DECEMBER 12, 2017

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

Vice-Chair Jerry Jones 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 November 28, 2017.

Motion by Alderperson John Belanger, seconded by Ryan Sazama to approve.

Motion carried.

2.3 Conditional Use application by Jeremiah and Nicole Reynolds to operate Escape Sheboygan at 1130 Geele Avenue.

Motion by Alderperson John Belanger, seconded by Don Cvetan 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, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements and has addressed all occupancy concerns as noted in the November 20, 2017 Occupancy Inspection letter written by Building Inspector Jack Van Der Weele. 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 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. If the applicant proposes to expand the tenant space for the business, the applicant will obtain all land use, zoning and building permits before such expansion could take place. If the owner leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy. 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 site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments. Motion carried.

2.4 G.O. 32 - 17 - 18 by Alderpersons Holzschuh and Schneider annexing territory owned by the City to the City of Sheboygan, Wisconsin.

Motion by Alderperson John Belanger, seconded by Ryan Sazama to recommend approval to Common Council.

Motion carried.

3. ADJOURN

3.1 Motion to Adjourn

Motion by Alderperson John Belanger, seconded by Don Cvetan to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 25 pm.