

CITY OF SHEBOYGAN

PLAN COMMISSION

NOVEMBER 14, 2017

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

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 items on this agenda.

2.2 Approval of the Plan Commission minutes from October 24, 2017.

Motion by Alderperson John Belanger, seconded by Jerry Jones to approve.

Motion carried.

2.3 Conditional Use and variance application by RLO Sign, Inc. to install a new electronic readerboard in the existing monument sign at Bethel Baptist Church located at 2411 Weeden Creek Road.

Motion by Alderperson John Belanger, seconded by Bill Thiel to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to installation. Sign shall meet the minimum 12 foot setback to the Weeden Creek Road property line (closest edge of sign to property line).

It is the applicant's responsibility to insure the sign meets the required setbacks. 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. Variance Granted: For a 56 square foot sign. Motion carried.

2.4 Conditional Use application by Darren Weimann to operate Glory Midwest Fastpitch Academy from the Southtown Mall located at 3321 S. Business Drive.

Motion by Alderperson John Belanger, seconded by Marilyn Montemayor to approve with 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. 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 1707 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. Applicant shall remove the temporary banner. All training activities shall take place inside the building (no outdoor activity). 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.

2.5 Conditional Use application by Jason Mills to operate Highland Fight Systems from the Southtown Mall located at 3341 S. Business Drive.

Motion by Alderperson John Belanger, seconded by Jerry Jones 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. 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 1707 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. All training activities shall take place inside the building (no outdoor activity). 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.

2.6 G.O. 21 - 17 - 18 by Ald. Savaglio and Lewandoske amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of vacant land between North Taylor Drive and North 34 th Street from Institutional Community Facilities to Community Mixed Use.

Motion by Alderperson John Belanger, seconded by Ryan Sazama to recommend the Common Council approve the proposed amendment to the City of Sheboygan Comprehensive Plan Future Land Use Maps from Institutional and Community

Facilities to Community Mixed Use for a portion of property located 3215 Saemann Avenue (proposed Lot 1) subject to the following condition:

The comprehensive plan amendment and rezoning be granted and approved to be effective upon the acquisition of ownership of the property by Roubustan, LLP not later than May 31, 2018 and conditioned upon the execution and recording of the Land Use Agreement as presented. Motion carried.

2.7 R.O. 192 - 17 - 18 and G.O. 22 - 17 - 18 by Ald. Savaglio and Lewandoske amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of vacant land between North Taylor Drive and North 34 th Street from Class UR - Urban Residential to Class SO - Suburban Office

Motion by Alderperson John Belanger, seconded by Ryan Sazama to recommend

the Common Council approve the proposed rezone from Urban Residential (UR- 12) to Suburban Office (SO) for a portion of property located 3215 Saemann Avenue (proposed Lot 1) subject to the following condition:

The comprehensive plan amendment and rezoning be granted and approved to be effective upon the acquisition of ownership of the property by Roubustan, LLP not later than May 31, 2018 and conditioned upon the execution and recording of the Land Use Agreement as presented.

Motion carried.

### 3. ADJOURN

#### 3.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Marilyn Montemayor to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 12 p.m.

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