

CITY OF SHEBOYGAN

PLAN COMMISSION

OCTOBER 24, 2017

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

Mayor Michael 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 October 10, 2017.

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

Motion carried.

2.3 Site Plan Review application by Advanced Disposal to construct building additions at 2925 Paine 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/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, health, storm drainage, State of Wisconsin DNR, etc. (Applicant shall be in contact with building inspection, fire, police, 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.). Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, 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.

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.

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.

Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans. 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 R.O. 83 - 17 - 18 and 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 Ryan Sazama, seconded by Don Cvetan to recommend Denial to the Common Council. Motion withdrawn after further discussion.

Motion by Ryan Sazama, seconded by Jerry Jones to HOLD until the November 14, 2017 Plan Commission meeting. Motion carried.

2.5 R.O. 82 - 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 Ryan Sazama, seconded by Don Cvetan to recommend Denial to the Common Council. Motion withdrawn after further discussion.

Motion by Ryan Sazama, seconded by Jerry Jones to HOLD until the November 14, 2017 Plan Commission meeting. Motion carried.

3. ADJOURN

3.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Ryan Sazama to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 44 p.m.

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