

CITY OF SHEBOYGAN

PLAN COMMISSION

SEPTEMBER 12, 2017

1. OPENING OF MEETING MEMBERS PRESENT: Ryan Sazama, Alderperson John Belanger, Marilyn Montemayor, Don Cvetan, and Mayor Michael Vandersteen MEMBERS EXCUSED: Jerry Jones and Bill Thiel STAFF/OFFICIALS:

Manager of Planning & Zoning Steve Sokolowski and Planning & Development Director Chad Pelishek

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 August 29, 2017.

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

Motion carried.

2.3 Conditional Use and variance application by the Blue Harbor Homeowner s Association to construct additional parking at the Blue Harbor Villas Condominiums located along Beach Front Drive in the S. Pier District.

Motion by Ryan Sazama, seconded by Don Cvetan to HOLD for future meeting.

2.4 Conditional Use and variance application by Nematik to construct new parking lot addition for their facility located at 4243 Gateway Drive (Parcel # 479034).

Motion by Alderperson John Belanger, seconded by Marilyn Montemayor to approve with the following conditions: Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, stormwater, DNR, etc. Applicant shall obtain all necessary licenses/permits and/or meet all requirements from the Wisconsin Department of Natural Resources (DNR) Submittal/approval of a proposed storm drainage plan prior to building permit issuance. Submittal and approval of a proposed landscape plan prior to building permit issuance. Outdoor storage of materials 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. All areas used for parking or maneuvering of vehicles shall be paved. The paving shall be completed by June 8, 2018. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. The landscape plan shall be installed by June 8, 2017. A sign permit shall be obtained prior to installing signage on the site. Any signage must be reviewed and approved by the City of Sheboygan Architectural Review Board as required by the protective covenants of the Sheboygan Business Park. 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 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. Applicant shall meet all of the requirements of the City of Sheboygan Business Center Protective Covenants. The applicant is responsible for meeting the 25 foot paving setback along the north, south and east front and side property lines. Applicant shall provide an as-built drawing that verifies that the parking lot has been constructed that meets this 25 foot paving setback. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance granted: from the locational landscaping requirements Motion carried.

2.5 Conditional Use and variance application by Acuity to construct a new ingress/egress driveway at 2800 S. Taylor Drive.

Motion by Alderperson John Belanger, seconded by Marilyn Montemayor to approve with the following conditions: Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, street cut, stormwater, etc. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. Submittal and approval of a proposed landscape plan prior to building permit issuance. 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. 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. A sign permit shall be obtained prior to installing signage on the site. 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 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. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance granted: from the locational landscaping requirements Motion carried.

2.6 R.O. 146 - 17 - 18 and G.O. 15 - 17 - 18 by Ald. Donohue and Ross granting Transpo Storage the privilege of encroaching on portions of Wisconsin Ave. located at 1331 Wisconsin Ave. for the purpose of installing and maintaining a private storm sewer that will tie into the public storm sewer within the right-of-way along the south side of Wisconsin Ave.

Motion by Ryan Sazama, seconded by Don Cvetan to approve.

Motion carried.

3. ADJOURN

3.1 Motion to Adjourn

Motion by Alderperson John Belanger, seconded by Marilyn Montemayor to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 13 p.m.

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