

CITY OF SHEBOYGAN

PLAN COMMISSION

JULY 25, 2017

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

Chair Mayor Vandersteen called the meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Identify potential conflict of interest.

No committee member has conflict of interest with items on the agenda.

2.2 Approval of the Plan Commission minutes from July 11, 2017.

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

Motion carried.

2.3 Conditional Use application by City of Sheboygan and John Michael Kohler Arts Center to construct a public art piece at 501 N. 8 th Street.

Motion by Marilyn Montemayor, seconded by Ryan Sazama to approve with the following conditions: Applicant shall obtain all necessary permits as well as meet all required codes including but not limited to building, electrical, handicap, etc. Display shall not obstruct pedestrian access and shall not cause pedestrian/vehicular conflicts. The display shall not create a nuisance for adjoining businesses or neighboring properties including but not limited to noise, light, etc. The art display site (green space) shall be completely restored to its original state within 60 days after the display is removed. This conditional use permit is good for the Opening (Walk Through # 1) art

display only. Any new art displays proposed to be located at this site will require a new conditional use permit. Motion carried.

2.4 Conditional use and variance application by Precision Roofing to construct a parking lot addition at 3037 Weeden Creek Road.

Motion by Alderperson John Belanger, seconded by Jerry Jones 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, storm drainage, etc. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. Submittal/approval of a landscape plan prior to building permit issuance. Dumpsters 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. Outdoor storage of materials, products or equipment shall be prohibited. 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 or the streets. There shall be no spillover light onto adjacent properties or the streets. Applicant shall meet all required paving setbacks (no paving in front, side and or rear yard setbacks). 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 new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications. 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 Weeden Creek Road and will take all appropriate actions to minimize the time period that the street 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. If there are any amendments to the 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 application by Mark Chrest to construct a new 2 nd floor apartment addition at 817 New York Avenue.

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

Motion carried.

2.6 Conditional Use and variance application by Sheboygan Area School District to construct a new building addition and to reconstruct/reconfigure the parking lot and access drives at Wilson Elementary School at 1625 Wilson Avenue.

Motion by Alderperson John Belanger, 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, storm drainage, 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. Dumpster(s) shall be screened/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.). 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 streets and/or properties. 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. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. 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. 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. Any new or modified ingress/egress driveway openings shall be improved to standard City specifications. All unused driveways shall be closed and improved to standard City specifications. Prior to issuance of an occupancy permit, the area between the existing driveway cuts shall be reconstructed to a standard City street specification to match the rest of the Wilson School Wilson Avenue street frontage (remove all sidewalk and reconstruct with curb, gutter, green boulevard and sidewalk to match the rest of the street). Applicant shall replace all street trees that are required to be removed. 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.). 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 will provide adequate public access along Wilson Avenue and S. 17th Street 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). 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. Variance Granted: From the locational landscaping requirements. Motion carried.

2.7 Discussion and possible acceptance of Preferred Concept of the Sheboygan Business Center Expansion.

Motion by Alderperson John Belanger, seconded by Jerry Jones to approve the preferred concept plan.

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: 39 p.m.

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