

CITY OF SHEBOYGAN

PLAN COMMISSION

JULY 11, 2017

1. OPENING OF MEETING

MEMBERS PRESENT: Jerry Jones, Ryan Sazama, Mayor Michael Vandersteen, and Marilyn Montemayor
MEMBERS EXCUSED: Bill Thiel, Alderperson John Belanger, and Don Cvetan
OFFICIALS/ STAFF: Manager of Planning & Zoning Steve Sokolowski, Nancy Maring, and Janet M Duellman

Chair Mayor Vandersteen called meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Identify potential conflict of interest.

No committee member had a conflict of interest with any item on the agenda.

2.2 Approval of the Plan Commission minutes from June 27, 2017.

Motion by Jerry Jones, seconded Marilyn Montemayor to approve.

Motion carried.

2.3 Conditional Use and variance application by City of Sheboygan and John Michael Kohler Arts Center to construct a public art piece at the Stefanie H. Weil Center of the Performing Arts at 826 N. 8 th Street (alley along N. 8 th Street).

Motion by Marilyn Montemayor, seconded by Jerry Jones 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, 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 (public alley/right-of-way) shall be completely restored to its original state within 60 days after the display is removed. This conditional use permit is good for the NaturalBridgeStudyI EstudiodePuenteNatural 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 application by Francisco Lira and Victor Montes to operate 2 Amigos Restaurant at 1119 Michigan Avenue.

Motion by Marilyn Montemayor, 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, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained. Dumpsters and/or grease receptacles 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/enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, 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. 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. The temporary banner shall be removed at such time as permanent signage is installed but no later than September 1, 2017. 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 floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. 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: 17 p.m.

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