

CITY OF SHEBOYGAN

PLAN COMMISSION

JUNE 13, 2017

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

Vice-Chair Jerry Jones called the 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 this agenda.

2.2 Approval of the Plan Commission minutes from May 30, 2017.

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

Motion carried.

2.4 Conditional Use and variance application by Wisconsin Power and Light Company to rebuild its electrical substation at 2010 S. 19 th Street.

Motion by Alderperson John Belanger, seconded by Bill Thiel 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, hazardous materials, etc. 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 department, 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. Fence shall be installed per Section 15.720 (3)(c) of the City Zoning Ordinance. The applicant shall install green Privacy Decorative Slatting (PDS) material into the chain link fencing in order to effectively screen the substation facilities. Outdoor storage of materials, products 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 streets and/or properties. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. The applicant is required to construct curb at the southeast corner of the property along S. 19 th Street infill this curb gap 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, 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 Union Avenue and S. 19 th 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). Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.). The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance. Building permits will be issued only at such time as the that the CSM has been officially recorded and the new lot has been created. 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: To maintain an unpaved surface. Motion carried.

2.3 Conditional Use and variance application by Parker Johns to install new signage at 705 Riverfront Drive.

Motion by Alderperson John Belanger, seconded by Marilyn Montemayor to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to installation. Signs shall be wood with carved insert letters meeting the Sheboygan Riverfront Design Guidelines. 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. Prior to sign permit issuance, the applicant

shall complete the dumpster enclosure. Prior to sign permit issuance, the applicant shall repave the area of the parking lot that has been disturbed to an acceptable standard. Variance granted: To have a total of four (4) wall signs. 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 meeting was adjourned at 4: 17 p.m.

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