

CITY OF SHEBOYGAN

PLAN COMMISSION

MAY 9, 2017

1. OPENING OF MEETING MEMBERS PRESENT: Don Cvetan, Ryan Sazama, Bill Thiel, Jerry Jones, Mayor Michael Vandersteen, and Marilyn Montemayor MEMBERS EXCUSED: Alderperson John Belanger STAFF/OFFICIALS: Planning and Development Director Chad Pelishek, 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 a conflict with items on the agenda.

2.2 Approval of the Plan Commission minutes from April 25, 2017.

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

Motion carried.

2.3 Election of Vice Chairperson

Marilyn Montemayor nominated Jerry Jones for Vice-Chairperson, Bill Thiel seconded the nomination.

Jerry accepted the nomination. No other nominations were made.

Motion by Marilyn Montemayor, seconded by Bill Thiel to approve.

Motion carried.

2.4 Conditional Use and variance application by Anchor of Hope Pregnancy Center of Sheboygan to install new signage at 703 N. 9 th Street.

Motion by Ryan Cvetan, seconded by Don Cvetan to HOLD until next meeting.
Motion carried.

2.5 Conditional Use and variance application by Basudev Adhiahri to construct additions to the existing Tidy Store Gas Station/Liquor Store located at 810 N. 14 th Street.

Motion by Marilyn Montemayor, seconded by Don Cvetan 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, alcohol, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. Submittal and approval of a storm drainage plan prior to building permit issuance. Submittal and approval of a landscape plan prior to building permit issuance. 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.). Prior to issuance of an occupancy permit for the new additions, the applicant shall paint the south side of the building a matching color so it blends in well with the existing building and new addition. 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.). The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation. Applicant shall be permitted to install individual letter signs only on the structure no cabinet signs are permitted. Applicant may work with staff provided signs meet zoning ordinance requirements. Any future proposal to remodel the existing canopy (including signage) will require submittal of new conditional use and architectural review applications that will need to be approved prior to receiving a building permit for such canopy project. Absolutely no portion of the building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, 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. 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 Wisconsin Avenue, N. 14 th, N. 15 th Street and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected. Applicant shall properly maintain their landscaping at both of their properties located at 810 N. 14 th Street (convenience store) and 1418 Wisconsin Avenue (single-family dwelling). Prior to issuance of an occupancy permit for the new additions,

applicant shall remove the weeds, dead plant, etc. and properly maintain all landscape areas at 810 N. 14 th Street and 1418 Wisconsin Avenue. Applicant is permitted one (1) outdoor soda machine on the South side of the building. Prior to issuance of an occupancy permit for the new additions, all other soda machines shall be removed from the property. 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 permit a 16.3 foot rear yard setback. From the locational landscape requirements. Motion carried.

2.6 R.O. 12 - 17 - 18 and G.O. 1 - 17 - 18 by Ald. Bitters and Nelson amending the City's Zoning Map to change the Use District Classification of property located at 2010 S. 19 th St. from Class Urban Industrial UI to Class Neighborhood Residential NR- 6 Classification (Parcel No. 413870).

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

Motion carried.

2.7 R.O. 12 - 17 - 18 and G.O. 1 - 17 - 18 by Ald. Bitters and Nelson amending the City's Zoning Map to change the Use District Classification of property located at 2010 S. 19 th St. from Class Urban Industrial UI to Class Neighborhood Residential NR- 6 Classification (Parcel No. 413880).

Motion by Marilyn Montemayor, seconded by Bill Thiel to approve.

Motion carried.

3. ADJOURN

3.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Bill Thiel to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 22 p.m.

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