

CITY OF SHEBOYGAN

PLAN COMMISSION

MARCH 28, 2017 at 4: 00 PM

1. OPENING OF MEETING MEMBERS PRESENT: Mayor Michael Vandersteen, Alderperson John Belanger, Jerry Jones, Marilyn Montemayor, Ryan Sazama, and Todd Wolf MEMBERS EXCUSED: Don Cvetan STAFF/OFFICIALS: 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 of interest with items on this agenda.

2.2 Approval of the Plan Commission minutes from March 14, 2017.

Motion by Alderperson John Belanger to approve, seconded by Jerry Jones.

Motion carried.

2.3 Conditional Use and variance application by Heitzmann Enterprises, LLC to operate the Float Doctor from 640 S. Pier 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, plumbing, electrical, HVAC, fire, health, food, occupancy, etc. Submittal and approval of a proposed landscape plan prior to building permit issuance. Submittal/approval of a proposed storm drainage 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/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.). Applicant will work with staff to detail all proposed exhaust venting in terms of location and

aesthetics. In addition, exhaust shall not create a nuisance to surrounding neighbors. 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 conditional use/sign permits prior to installation. 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. All signs shall meet the S. Pier Design Guidelines (wood with carved insert letters).

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. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, patio, sidewalks, dumpster enclosure, signs, landscaping, etc.). 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, driveway openings, curb, gutter, sidewalk, pavement, utilities, trees, Riverwalk, etc.). Applicant will provide adequate public access to riverfront promenade, street, sidewalk and parking lot facilities and will take all appropriate actions to minimize the time period that these areas will be closed/affected. If proposing any exterior remodeling and/or renovations, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to construction (shall meet the South Pier Design Guidelines). 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. Motion carried.

#### 2.4 Preliminary Plat Approval for Hidden Glen Estates in the Town of Sheboygan.

Steve Sokolowski explained that the City has extra territorial platting review and that is why the Town of Sheboygan preliminary plat is reviewed by the Plan Commission.

Motion by Ryan Sazama to approve, seconded by Todd Wolf.

Motion carried.

### 3. ADJOURN

#### 3.1 Motion to Adjourn

Motion by Jerry Jones to adjourn, seconded by Alderperson John Belanger.

Motion carried.

Being no further business the meeting was adjourned at 4: 17 p.m.

Generated by Janet Duellman on Wednesday, March 29, 2017