

CITY OF SHEBOYGAN

PLAN COMMISSION

FEBRUARY 14, 2017 at 4: 00 PM

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

2.2 Approval of the Plan Commission minutes from January 10, 2017.

Motion by Alderperson John Belanger to approve, seconded by Todd Wolf.

Motion carried.

2.3 Conditional Use and variance application by Marshall Sign, LLC to install new signage at International Toyota located at 4120 N. Frontage Road.

Motion by Alderperson John Belanger, seconded by Todd Wolf to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to installation. 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. The pylon sign shall meet the required 12 foot setback from all property lines (closet edge of sign to property line). The free standing and directional signs shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts (vision triangle). The proposed directional signs will be located on private property (not public r-o-w). If there are any amendments to the approved sign plan, the applicant will be required to submit a new conditional use application reflecting those

amendments. A conditional use permit is required for any future signs International Auto may wish to install. Variances Granted: To replace existing signage that is more than the maximum number of wall signs permitted. To install a new 35 foot high Toyota Pylon sign (replace existing 35 foot pylon sign). To replace the existing Toyota pylon sign and maintain the existing four (4) pylon signs. Motion carried.

2.4 Conditional use application by Reach Forward, LLC to operate an adult day program at 3611 S. Business Drive.

Motion by Alderperson John Belanger, seconded by Jerry Jones to approve with the following conditions: Prior to operation/occupancy of the daycare, the applicant shall obtain an occupancy permit as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, State of Wisconsin certification, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant will obtain all required licenses to operate the adult day care facility. Dumpsters shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slattting (PDS) material in order to effectively screen/enclose the dumpsters.

Dumpster enclosure shall be completed prior to issuance of an occupancy permit. 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 properties or the streets. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet to the property line. Maximum height of the monument sign is 8 feet. Monument sign shall have an attractive base utilizing materials that match the design, colors, etc. of the building. If applicant leases space to additional tenants, the tenants will obtain all necessary land use and building approvals/permits prior to occupancy. 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 site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments. Motion carried.

2.5 Conditional Use Permit application by Courtney Luong to operate a manicure/pedicure salon home occupation business from her dwelling in the duplex located at 1103 / 1105 Harry Court.

Motion by Todd Wolf, seconded by Alderperson John Belanger to approve with the following conditions: Applicant will meet all home occupation criteria listed in Section 15.206 (8)(s). Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, etc. Applicant will work with the Building Inspection Department regarding ventilation, plumbing, etc. due to vapors, smells,

pedicure chair, etc. The home occupation may only utilize 25 percent of the living area of the dwelling. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations. The applicant shall reside and operate the salon from a room in the 1st floor dwelling (The applicant shall not be permitted to utilize one dwelling of the duplex for living and another dwelling for the salon). The City of Sheboygan has the right of entry during the stated hours of operation to insure compliance per City of Sheboygan Ordinances and with this approval. If any issues arise from the salon, the City may again review the conditional use permit. If the applicant moves from the present location the conditional use permit will discontinue immediately. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion carried.

2.6 Conditional Use and variance application by 3 Sheeps Brewing Company to install new signage on their production facility located at 1837 North Avenue.

Motion by Todd Wolf, seconded by Don Cvetan to approve with the following conditions: Applicant shall obtain all necessary permits prior to installation of the sign/mural. The applicant shall properly maintain mural and any issues of disrepair shall be addressed immediately. 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. If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance Granted: To install a painted wall sign on the north building elevation facing North Avenue. for a 254 sf wall sign. Motion carried.

2.7 Gen. Ord. No. 41 - 16 - 17 by Ald. Donohue, Wolf, Thiel, Belanger and Holzschuh repealing and recreating Sec. 15.915 of the City of Sheboygan Zoning Ordinance so as to remove the duties of the Housing Rehabilitation Loan Program from the Historic Preservation Commission.

Motion by Alderperson John Belanger, seconded by Todd Wolf to approve.

Motion carried.

3. ADJOURN

3.1 Motion to Adjourn

Motion by Todd Wolf to adjourn, seconded by Don Cvetan.

Motion carried.

Being no further business the meeting was adjourned at 4: 28 p.m.

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