

CITY PLAN COMMISSION - 4: 00 PM (Tuesday, August 23, 2016)Generated by Janet Duellman on Monday, August 29, 2016

1. OPENING OF MEETINGPresent: Ryan Sazama, Todd Wolf, Don Cvetan, Jerry Jones, Alderperson John Belanger, Mayor Michael Vandersteen, and Marilyn MontemayorStaff: City Administrator Darrell Hofland, Finance Director Nancy Buss, Nancy Wasmer, Steve Sokolowski and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from August 9, 2016.Alderperson John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

2.2 Discussion and possible action on a conditional use and variance application by Marshall Sign to install new signage at Sheboygan North High School located at 1042 School Avenue.Alderperson John Belanger moved, Todd Wolf seconded 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.Variance granted: For Off-Premises signage for Kohler and Johnsonville. To exceed the maximum sign square footage.Motion passed unanimously.

2.3 Discussion and possible action on a conditional use and variance application by Marshall Sign to install new signage at Sheboygan South High School located at 3128 S. 12 th Street.Alderperson John Belanger moved, Jerry Jones seconded 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.Variance granted: For Off-Premises signage for Kohler and Johnsonville. To exceed the maximum sign square footage.Motion passed unanimously.

2.4 Discussion and possible action on a conditional use and variance application by Frauenshuh Hospitality Group of Minnesota to construct a new addition at Dairy Queen located at 2263 Calumet Drive.Alderperson John Belanger moved, Jerry Jones seconded 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, storm drainage, health, food, etc.An occupancy permit will be granted only at such time as the applicant has met all requirements. Submittal and approval of a proposed landscape plan prior to building permit issuance.Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with

the landscape plan site plan). Submittal and approval of a proposed storm drainage plan prior to building permit issuance. Fence shall be installed per Section

15.720 (3)(c) of the City of Sheboygan Zoning Ordinance. Fence shall be wrought iron or Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility. Outdoor storage of materials, products or equipment shall be prohibited. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. 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 will be required to obtain a sign permit for each sign to be installed on the property prior to installation. All areas used for parking or maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. Applicant will provide adequate public access along all streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected. 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.). Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.). If there are any amendments to the approved floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction. 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. Variance granted: To have a 2 foot front paving setback for the patio. To install a total of six (6) wall signs. For the locational landscape requirements. Motion passed unanimously.

2.5 Discussion on Resolution 81 - 16 - 17 by Ald. Bohren approving the Capital Improvements Program recommended by the Capital Improvements Commission, for the program period of 2017 - 2021 and adopting the program for implementation. Mayor Michael Vandersteen provided an introduction to the Capital Improvement Program and an update as to what had happened at the Capital Improvement Meeting.

Darrell Hofland, City Administrator, went through the handouts that were provided explaining the individual projects and budget numbers.

Mayor Michael Vandersteen asked the committee members to review the documentation provided to them so a recommendation can be made at the next regular Plan Commission meeting.

If members had questions they were directed to contact the department heads, City Administrator Darrel Hofland, or Director of Finance Nancy Buss.

3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourn, Don Cvetan seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 5: 06 p.m.