

CITY PLAN COMMISSION - 4: 00 PM (Tuesday, August 9, 2016)Generated by Janet Duellman on Wednesday, August 10, 2016

1. OPENING OF MEETINGPresent: Jerry Jones, Marilyn Montemayor, Mayor Michael Vandersteen, Alderperson John Belanger, Ryan Sazama, Don Cvetan, and Todd WolfStaff: Planning & Development Director Chad Pelishek, Steve Sokolowski and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from July 26, 2016.Alderperson John Belanger moved to approve, Todd Wolf seconded.

Motion passed unanimously.

2.3 Site Plan application by Plastics Engineering Company to construct a new fire pump house building at 2732 N. 15 th Street.Alderperson John Belanger moved, Todd Wolf 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, health, storm drainage, hazardous materials, etc. Submittal and approval of a proposed storm drainage plan. 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. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.Motion passed unanimously.

2.2 Conditional Use and variance application by Juana Villa to operate 5 th Generation Auto Sales from 1937 S. Business Drive.Todd Wolf moved, Alderperson John Belanger seconded 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, hazardous materials, health, water, sewer, 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. 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. 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 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 (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets. Applicant shall remove the weeds, dead plant, etc. and properly maintain all landscape areas around the facility and site. Prior to issuance of an occupancy permit, all areas used for parking or maneuvering of vehicles shall be paved and all areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Applicant shall meet the minimum-paving setback of five (5) feet. Maximum number of vehicles to be displayed is ten (10). Display vehicles shall not be located in areas that cause any type pedestrian/vehicle conflict or safety issues. Display, customer and employee parking shall all be located on a paved surface only. No vehicles shall be located on any landscape surface. Sign permit(s) shall be obtained prior to installing signage on the site. Applicant shall not be able to have string lights, pennants or other various types of temporary signage. If the intent is to use the existing legal nonconforming pylon sign, the applicant shall work with staff to improve the overall look of the sign (the existing pylon sign has chipping paint and is rusting). The applicant may not store any unlicensed or inoperable vehicles on the property and may not do any type of auto repair outside the building. If auto repair is proposed from this property/facility, you must receive approval from the City of Sheboygan and a licensed heating contractor must certify that ventilation requirements are met. Applicant may sell vehicles from the site only at such time as they have obtained the required State of Wisconsin Dealership license allowing them to sell vehicles. The applicant shall work with staff regarding the windows that are boarded up on the back/east side of the building provide a plan how this area is to be improved. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance granted: Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements. Alderperson John Belanger moved to amend to 11 cars, Jerry Jones seconded.

After further discussion Alderperson John Belanger withdrew his motion, Jerry Jones seconded.

Motion to withdraw passed unanimously.

Original motion passed unanimously.

### 3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourn, Alderperson John Belanger seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 13 pm.