

CITY PLAN COMMISSION - 4: 00 PM (Tuesday, June 14, 2016)Generated by Janet Duellman on Monday, June 13, 2016

1. OPENING OF MEETINGPresent: Jerry Jones, Ryan Sazama, Marilyn Montemayor, Todd Wolf and Don Cvetan Excused: Mayor Vandersteen, Ald. John BelangerStaff: Chad Pelishek and Steve Sokolowski

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from May 24, 2016.Todd Wolf moved to approve the minutes, Ryan Sazama seconded.

Motion passed unanimously.

2.2 Conditional Use Permit application by James and Dave Fergades to operate the Splatterhaus Haunted House at 1202 South Wildwood Avenue (Sheboygan Lakers Ice Center).Ryan Sazama moved, Marilyn Montemayor seconded to approve with the following conditions:

Applicant shall obtain a carnival license from the City Clerk s Department including a hold harmless agreement and a certificate of insurance listing the City of Sheboygan as an additional insured. A walk through by the building and fire department shall take place a minimum of 48 hours prior to opening to public. At the time of the walk through, applicant shall provide the Police Department their current security policy and make contact numbers of the organizers available for the Police and Fire Departments. No haunted house activities shall take place outside of the facility after 12: 00 am. If applicant is taking the position that they will card to operate after 11 pm then they shall take preventive steps by advertising that those under 18 will not be allowed in after 10: 30 pm. Applicant or Sheboygan Lakers Ice Center shall remove the tires and concrete slabs that are located in the woods adjacent to the southeast corner of the parking lot prior to the operation of the haunted house. 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 passed unanimously.

2.3 Conditional Use Permit, Variance and Certified Survey Map application by KVG Building to construct a new Harbor Freight building addition to Memorial Plaza located at 3424 Kohler Memorial Drive.

Ryan Sazama moved, Don Cvetan 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, 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 proposed storm drainage plan prior to building permit issuance. Submittal and approval of a 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). Dumpster shall be screened and enclosed and constructed of like materials and colors of the facility.

Applicant shall remove existing dumpster enclosure and semi-trailer box used for storage from the property adjacent to N. 36 th Street. Applicant shall remove green clothes and shoes donation box from the Memorial Plaza site prior to building permit issuance.

Donation boxes may not be located at Memorial Plaza. 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, satellite dishes, etc.). All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.

There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity. Applicant shall obtain the necessary conditional use/sign permits prior to installation. The proposed pylon sign as presently designed is not approved.

The applicant shall work with staff with regards to an appropriate pylon sign design.

Applicant will be required to resubmit the final pylon sign design to the Plan Commission for approval. Applicant shall be permitted to install individual letter signs only on the structure to match the signs in the Memorial Plaza Development no cabinet signs are permitted.

Applicant may work with staff provided signs meet zoning ordinance requirements. 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. Building permits will only be issued at such time as the applicant has all Van Horn vehicles for display parked on a paved surface and not the green space along Wilgus Avenue or N. 36 th Street (vehicles shall be displayed on paved parking areas only). Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications. 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, 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. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development. Applicant shall adequately address all Fire Department concerns related to this development. 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 Wilgus, N. 36 th Street and the Memorial Plaza interior access roads and will take all appropriate actions to minimize the time period that these streets will be closed/affected. The owner of the property is responsible for updating all property agreements accordingly including but not limited to access, parking, utilities, storm water, dumpsters, etc. for all properties involved (Memorial Plaza, Pizza Ranch, McDonalds, Marcus Sheboygan Cinema, etc.). The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit.

The proposed CSM will exactly match the approved site plan/property layout. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building and sign design. 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: Sideyard paving setback of 0 feet for both the Memorial Plaza parcel and the Pizza Ranch parcel (Harbor Freight and Pizza Ranch common property line) Locational landscaping requirements (Harbor Freight) Create a parcel that is .8 acres (Pizza Ranch) Construct a 24.5 foot access aisle width (Pizza Ranch) Exceed .5 footcandles at the property line (Pizza Ranch) Landscape ratio requirements (Pizza Ranch)

Motion passed unanimously.

2.4 Gen. Ord. No. 5 - 16 - 17 and R. O. No. 42 - 16 - 17 rezoning properties located along S. Pier Drive from class PPUD Pre-Planned Unit Development to Class South Pier Sheboygan PUD Planned Unit Development 2016 Classification. Todd Wolf moved to approve, Ryan Sazama seconded.

Motion passed unanimously.

Discussion also took place regarding design and location of temporary signs for the Portscape Apartments.

Todd Wolf moved to approve, Don Cvetan seconded to approve two (2) temporary signs with the following conditions:

One sign may be located on either development parcel "C" or " D." One sign may be located at southwest corner of development parcel "B." Signs shall be located on the leased property and not in the City of Sheboygan right-of-way. Sign location may not cause any pedestrain or vehicular conflict. Applicant will work with staff regarding final sign design and location.

Motion passed unanimously.

### 3. ADJOURN

3.1 Motion to AdjournTodd Wolf moved to adjourned, Don Cvetan seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 45 p.m.