

CITY PLAN COMMISSION - 4 PM (Tuesday, April 12, 2016) Generated by Janet Duellman on Tuesday, April 12, 2016

1. OPENING OF MEETING Present: Don Cvetan, Ryan Sazama, Ald. John Belanger, Jerry Jones, Mayor Vandersteen, Marilyn Montemayor, and Todd Wolf Staff: Chad Pelishek, Joe Kerlin, Steve Sokolowski, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from March 29, 2016. Ald. John Belanger moved to approve, Todd Wolf seconded.

Motion passed unanimously.

2.2 Conditional Use and variance application by Acuity to install temporary banners at 2800 S. Taylor Drive. Todd Wolf moved, Jerry Jones seconded

to approve with the following conditions: Banner(s) shall be removed by November 11, 2016. If applicant proposes to install any future banners, the applicant will be required to obtain the necessary permits to do so (conditional/variance and sign permit). Variance Granted: To install a 644 sf temporary advertising banner maximum 32 sf temporary banner permitted. To install a temporary advertising banner for approximately more than 30 days (November 11, 2016) maximum number of days permitted is 30 days. Motion passed unanimously.

2.3 Conditional Use and variance application by the Sheboygan Area Recreation Department to install new signage at Kuehne Court Park located at 1240 Kuehne Court (Parcel # 705930). Ald. John Belanger moved, Todd Wolf seconded to approve with the following conditions: Applicant shall obtain all necessary sign permits prior to installation. The sign shall meet the minimum 4 foot setback from the sidewalk (closest edge of sign to sidewalk).

It is the responsibility of the applicant to insure the sign meets the required 4 foot sign setback. Maximum height of sign is 9 feet (top of sign to grade). Maximum sign square footage of 27 sf. Location of sign shall not cause any pedestrian and/or vehicular conflicts. Variance Granted: Applicant is requesting a 26 sf sign - Maximum permitted sign area in a residential zone is 24 sf. Applicant is requesting a 9 foot high sign - Maximum permitted sign height is 8 feet. Applicant is requesting to install a monument sign with a 4 foot setback to the sidewalk - Minimum permitted sign setback is 12 feet from the property line. Motion passed unanimously.

2.4 Conditional Use application by JBB Hinz, LLC to operate a multi-tenant facility located at 2004 Martin Avenue (former Domino s Pizza). Ald. John Belanger moved, Todd Wolf seconded to approve with the following conditions:

Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. If using dumpsters, the 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 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 spillover light onto adjacent properties or the streets. No LED string lights or any other form of temporary lighting shall be installed at this site (from the windows, signs, etc.). Applicant shall obtain the necessary 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.

Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage.

Staff may bring the proposed signage design back to the Plan Commission for review/approval. 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 passed unanimously.

2.5 G.O. 50 - 15 - 16 by Ald. Kath & Thiel amending the City of Sheboygan Comprehensive Plan Future Land Use Maps to change the Land Use Classification of property located at 1524 / 1536 Saemann Ave. from Neighborhood Preservation to Employment Classification Ald John Belanger moved to approve, Todd Wolf seconded.

Motion passed unanimously.

2.6 G.O. 51 - 15 - 16 and R.O. 320 - 15 - 16 by Ald. Kath & Thiel amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1524 / 1536 Saemann Ave. from Class UC Urban Commercial to Class UI Urban Industrial Classification. Ald. John Belanger moved to approve, Todd Wolf seconded.

Motion passed unanimously.

2.7 G.O. 53 - 15 - 16 by Ald. Kath and Thiel amending the City of Sheboygan Comprehensive Plan Future Land Use Maps to change the Land Use Classification of properties located at 1413 Erie Ave. and 1416 Ontario Ave. from Neighborhood Preservation to Community Mixed Use. Jerry Jones moved to approve, Todd Wolf seconded.

Motion passed unanimously.

2.8 G.O. 52 - 15 - 16 and R. O. 321 - 15 - 16 by Ald. Kath & Thiel amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of properties located at 1413 Erie Ave. and 1416 Ontario Avenue from Class NR Neighborhood Residential to Class UC Urban Commercial Classification. Jerry Jones moved to approve, Todd Wolf seconded.

Motion passed unanimously.

2.9 Res No 174 - 15 - 16 by Ald. Belanger adopting the City of Sheboygan Comprehensive Outdoor Recreation Plan. Ald. John Belanger moved to approve, Todd Wolf seconded.

Motion passed unanimously.

### 3. ADJOURN

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

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 32 pm.