

CITY PLAN COMMISSION - 4 PM (Tuesday, March 29, 2016) Generated by Janet Duellman on Wednesday, March 30, 2016

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

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from March 15, 2016. Marilyn Montemayor moved to approve, Ryan Sazama seconded.

Motion passed unanimously.

2.2 Conditional Use and variance application by Appleton Sign Company to install a temporary banner at McClone/Burkart-Heisdorf Insurance located at 1807 Erie Avenue. Marilyn Montemayor moved, Ryan Sazama seconded to approve with the following conditions: The banner shall be appropriately maintained in a professional appearance. Banner shall be removed by December 31, 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 temporary advertising banner for more than 30 days (December 31, 2016). Motion passed unanimously.

2.3 Conditional use and variance application by Sign Me Up to install new signage at Sprecher Restaurant located at 820 Indiana Avenue (former Highland House). Ryan Sazama moved, Don Cvetan 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.

There shall be no spillover light onto adjacent properties or the streets. Landscaping shall be installed as depicted in the monument sign design and shall be installed by June 3, 2016. Variance Granted: To have a total of six (6) wall signs. Motion passed unanimously.

2.4 Conditional Use application by Dan and Aimee Wolf to operate Carfix automotive repair from 3667 S. Taylor Drive (former CarX). Marilyn Montemayor moved, Ryan Sazama 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, hazardous materials, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall meet all zoning requirements including

but not limited to noise, vibration, hazardous materials, etc. If using dumpsters, the dumpster(s) 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 Slating (PDS) material in order to effectively screen and enclose the dumpster. 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 and/or streets. Applicant shall obtain the necessary sign permits prior to installation. Applicant/owner shall remove all signage pertaining to the previous CarX prior to occupancy. 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. Motion passed unanimously.

2.5 Conditional Use application by Julie Selby to operate Board & Brush Creative Studio from 528 N. 8 th Street. Ryan Sazama moved, Don Cvetan 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, food, alcohol, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall obtain the necessary liquor license in order to serve alcohol.

Applicant may serve alcohol if and only if all required liquor licenses are obtained. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.

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. Applicant shall obtain the necessary sign permits prior to installation.

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 passed unanimously.

2.6 Gen. Ord. No. 49 - 15 - 16 and R. O. No. 308 - 15 - 16 rezoning property located at 824 S. 8 th Street from class CC Central Commercial to Class SEAS PUD Planned Unit Development 2016 Classification. Marilyn Montemayor moved to approve, Ryan Sazama seconded.

Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Marilyn Montemayor moved to adjourn, Don Cvetan seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 29 pm.