

CITY PLAN COMMISSION MINUTES - 4 PM (Tuesday, February 23, 2016) Generated by Janet Duellman on Tuesday, February 23, 2016

1. OPENING OF MEETING Present: Marilyn Montemayor, Ald. John Belanger, Ryan Sazama, Jerry Jones, Todd Wolf, and Mayor Vandersteen Absent: Don Cvetan  
Staff: 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 February 9, 2016. Todd Wolf moved to approve, Jerry Jones seconded.

Motion passed unanimously.

2.2 Conditional use permit and variance application by Marshall Sign to install a new monument sign at the Town and Country Building located at 2108 Kohler Memorial Drive. Ald. John Belanger moved, Todd Wolf seconded to approve with the following conditions: Applicant shall obtain all necessary sign permits prior to installation. Applicant shall meet Sections

15.804 (a) and (c) of the City of Sheboygan Zoning. The sign shall meet the minimum 16 foot setback from the sidewalk (closest edge of sign to the edge of the sidewalk).

It is the responsibility of the applicant to insure the sign meets the required 16 foot sign setback to the edge of the sidewalk. The maximum height of the sign shall be 12 feet (top of sign to grade). Sign location shall not create any pedestrian/vehicular conflicts. Variances granted: Applicant is requesting to install a 12 foot tall monument sign. Applicant is requesting to install a monument sign 16 feet to the sidewalk. Motion passed unanimously.

2.3 Conditional Use and variance application by Aldi s to install new signage and to construct a new building addition at their grocery store located at 919 S. Taylor Drive. Todd Wolf moved, Ald. 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, health, 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 landscape plan prior to building permit issuance. Submittal and approval of a proposed storm drainage plan prior to building permit issuance. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (mechanical equipment, satellite dishes, etc.). Dumpsters shall be screened and enclosed and constructed

of like materials and colors of the facility.

If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster. 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.

There shall be no spillover light onto adjacent properties or the streets. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. 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. Applicant will provide adequate public access along New Jersey Avenue and their access drive serving other businesses and will take all appropriate actions to minimize the time period that the street 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.

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: Requesting a variance from the locational landscaping requirements. Motion passed unanimously.

2.4 Conditional use and variance application by Sheboygan County to construct a new 240 -foot high communication tower at 3110 Erie Avenue (Taylor Park property). Ald. John Belanger moved, Todd Wolf seconded to approve with the following conditions: The applicant shall obtain all necessary permits/licenses from all required agencies to construct the communications tower, associated mechanical equipment, fencing, paving, etc. as proposed. Applicant shall be responsible for working with the Sheboygan Water Utility on any agreements, easements, etc. to utilize portions of the Water Utilities property for this Sheboygan County project. Submittal and approval of a proposed storm drainage plan prior to building permit issuance. If the property owner proposes to expand or provide new paved parking and/or access drives, the applicant/property owner will be required to pave the parking and/or access drives that lead to the tower.

Applicant shall design the tower based on the engineering documentation provided by Robert E. Beacom, Senior Design Engineer of Sabre Industries Tower and Poles that was used to justify the variances concerning the towers design and buckling capabilities. The wireless communication tower and equipment shall be properly maintained. No lighting shall be permitted on a tower except as required by the FAA. Towers shall have a non-reflective surface and a neutral color that is the same or similar color as the supporting structure to be as visually unobtrusive as possible, or, if required by the FAA, be painted pursuant to the FAA's requirements. If the proposed/new wireless telecommunications tower has been discontinued for a period of six consecutive months or longer it is hereby declared abandoned.

If there are two or more users of this wireless telecommunications tower, then this abandonment is not effective until all users cease using this wireless telecommunications tower. Abandoned facilities, as defined in condition 9 above, shall be removed by the property owner within ninety (90) days from date of abandonment.

If the wireless telecommunications tower is not removed within said ninety (90) days, the City may remove the wireless telecommunications tower at the property owner s expense. The existing tower to be abandoned shall be removed after the new tower and public safety radio system are appropriately functioning.

The applicant shall remove the existing tower within 90 days of the abandonment or by December 31, 2016 whichever comes first. Any future installations and/or providers wishing to collocate on this wireless telecommunications tower or modify existing equipment shall be required to obtain the appropriate collocation permit prior to installation and operation. Variances granted: To have an 11 foot side yard setback. To have insufficient radius of clear land around the tower so that its collapse shall not be completely contained on the property. Motion passed unanimously.

2.5 R.O. 279 - 15 - 16 submitting a communication from Krueger Land Survey submitting the final plat of the Mueller Field West Subdivision in the Town of Sheboygan for review. Todd Wolf moved to approve, Ald. John Belanger 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: 21 pm