

CITY PLAN COMMISSION - 4 PM (Tuesday, February 9, 2016) Generated by Janet Duellman on Tuesday, February 9, 2016

1. OPENING OF MEETING Present: Todd Wolf, Ald. John Belanger, Jerry Jones, Mayor Vandersteen, and Marilyn Montemayor Excused: Don Cvetan and Ryan Sazama 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 January 26, 2016. Todd Wolf moved to approve, Jerry Jones seconded. Motion passed unanimously.

2.2 Conditional Use application by Kailani Blue Properties, LLC to operate Art and Soul Studio from 502 N. 8 th Street (former Jumes Restaurant). 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.

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.

All signs, shall meet the Downtown Sheboygan Guidelines.

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. Applicant/owner shall remove all signage pertaining to

the previous Jumes Restaurant use. 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.

2.3 Conditional Use Permit application by Champion Storage & Rental, LLC to operate an indoor mini-storage facility at 1939 N. 18 th Street. Ald. John Belanger moved, Jerry Jones 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, 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. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. 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.). Dumpster(s) 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 Slating (PDS) material in order to effectively screen and enclose the dumpsters. Outdoor storage of materials, products or equipment shall be prohibited. Applicant shall obtain the necessary sign permits prior to installation.

If the applicant proposes any type of exterior remodel/renovation to the building, City of Sheboygan Architectural Review Board approval is required prior to construction. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy. If there are any amendments to the approved floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourn, Todd Wolf seconded. Motion passed unanimously. Being no further business the meeting was adjourned at 4:09 pm.