

CITY PLAN COMMISSION - 4 PM (Tuesday, January 26, 2016) Generated by Janet Duellman on Tuesday, January 26, 2016

1. OPENING OF MEETING Present: Ryan Sazama, Todd Wolf, Marilyn Montemayor, Don Cvetan and Ald. John Belanger Excused: Jerry Jones and Mayor Vandersteen
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 January 12, 2016. Todd Wolf moved to approve, Marilyn Montemayor seconded. Motion passed unanimously.

2.2 Conditional Use Permit and variance application by the Sheboygan Area School District to construct a new building addition at South High School located at 3128 S. 12 th Street. Todd Wolf moved, Don Cvetan 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, water, sewer, 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.

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). Submittal and approval of a proposed storm drainage plan prior to building permit issuance. 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 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/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. The addition will 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 Washington Avenue and S. 12 th Street and will take all appropriate actions to minimize the time period that these streets 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. 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.). 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. Variance Granted: From the locational landscaping requirements. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Todd Wolf moved to adjourn, Ryan Sazama seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 05 pm.