

CITY PLAN COMMISSION - 4 PM (Tuesday, January 12, 2016) Generated by Janet Duellman on Wednesday, January 13, 2016

1. OPENING OF MEETING Present: Todd Wolf, Don Cvetan, Ryan Sazama, Mayor Vandersteen, Marilyn Montemayor, and Ald. John Belanger Excused:

Jerry Jones 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 December 15, 2015. Ald. John Belanger moved to approve, Todd Wolf seconded.

Motion passed unanimously.

2.2 Conditional Use and variance application by Senior Activity Center of Sheboygan to install new signage 428 Wisconsin Avenue. Todd Wolf moved, Ald. John Belanger seconded to approve with the following conditions: Applicant shall obtain all necessary sign permits prior to installation. The sign shall meet the minimum one (1) foot setback from the property line (closest edge of sign to property line).

It is the responsibility of the applicant to insure the sign meets the required 1 foot sign setback. Maximum height of the monument sign is 8 feet (top of sign to grade). Sign location shall not create any pedestrian/vehicular conflicts. Variance granted Applicant is requesting to install a monument sign with one (1) foot setback to the sidewalk Motion passed unanimously.

2.3 Conditional Use Permit and variance application by the Sheboygan Area School District to construct a new building addition at North High School located at 1042 School Avenue. Ald. John Belanger moved, Todd Wolf 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 N. 10 th, N. 11 th, N. 12 th and School Avenue 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. Variances granted To have a ten (10) foot front yard setback To have 444 parking spaces Requesting a variance from the locational landscaping requirements Motion passed unanimously.

2.4 Direct Referral amending the City's Zoning Map to change the Use Classification of the Taylor Park property located at 3140 Erie Avenue (Parcel # 215090) from Class Suburban Residential (SR- 3) to Class Rural Agriculture (RA-35). Todd Wolf moved to approve, Don Cvetan seconded. Motion passed unanimously.

2.5 R.O. 126 - 15 - 16 by Ald. Belanger authorizing the sale of City-owned property at 1222 Huron Ave. Ald. John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

### 3 ADJOURN

3.1 Motion to Adjourn Ald. John Belanger moved to adjourn, Todd Wolf seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 20 pm