

CITY PLAN COMMISSION - 4 PM (Tuesday, October 27, 2015) Generated by Janet Duellman on Tuesday, October 27, 2015

1. OPENING OF MEETING Present:

Ryan Sazama, Todd Wolf, Mayor Vandersteen, Ald. John Belanger, and Marilyn Montemayor Excused:

Jerry Jones 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 October 13, 2015. Ald John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

2.2 Site Plan Application by Thomas Laiken to operate Hygienic Fabrics and Filters Inc at 527 N. 13 th Street. 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, hazardous materials, 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.

If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose these mechanical units. 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 or the streets. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. All areas used for parking or maneuvering of vehicles shall be paved.

The parking lot shall be paved by October 28, 2016. All areas that are not required to be paved shall be landscaped with grass and/or approved

landscaping. Submittal and approval of a proposed landscape plan prior to building permit issuance for the parking lot. Submittal and approval of a proposed storm drainage plan prior to building permit issuance for the parking lot. 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, temporary and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.). Applicant shall obtain the necessary sign permits prior to installation. Applicant shall remove the weeds, dead plant, etc. and properly maintain all landscape areas around the facility and site (in particular the east sides of the building and yard). 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.

3 ADJOURN

3.1 Motion to Adjourn Todd Wolf moved to adjourn, Ryan Sazama seconded. Being no further business the meeting adjourned at 4: 05 pm.