

CITY PLAN COMMISSION - 4 PM (Tuesday, October 13, 2015) Generated by Janet Duellman on Wednesday, October 14, 2015

1. OPENING OF MEETING Present:

Ald. John Belanger, Marilyn Montemayor, Todd Wolf, Don Cvetan, Ryan Sazama and Mayor Michael Vandersteen 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 September 29, 2015. Ald. John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

2.2 Conditional use permit and variance application by RLO Sign to install a new sign at Luther Memorial Lutheran Church located at 1127 Eisner Avenue. Ald. John Belanger moved, Todd Wolf seconded to approve with the following: Applicant shall obtain all necessary sign permits prior to installation. 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 sign shall meet the minimum 12 foot setback from all property lines (closest edge of sign to property line).

It is the responsibility of the applicant to insure the sign meets the required setback. Maximum height of sign is 8 feet (top of sign to grade). Variance Granted: Applicant is requesting a 33 sf sign - Maximum permitted sign area in a residential zone is 24 sf. Motion passed unanimously.

2.3 Conditional Use and variance application by Curt Hinz to construct a new parking lot on the duplex property located at 1705 Michigan Avenue/ 1232 N. 17 th Street for What s Up Tavern located at 1635 Michigan Avenue. Ald. John Belanger moved, Todd Wolf seconded to approve with the following: 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, mechanical, storm drainage, demolition, etc. Applicant shall obtain all necessary razing permits for all structures to be demolished.

Once structures have been demolished, the applicant will maintain the site(s) in a clean and dust free condition. Submittal and approval of a proposed landscape plan prior to building permit issuance.

The landscaping shall be planted shortly after the parking lot has been constructed. Applicant shall landscape the entire west property line with American Arborvitae Shrubs (or similar) in order to buffer the residence to the west of the parking lot (similar to proposed landscape buffer on south property line). Submittal and approval of a proposed storm drainage plan prior to building permit issuance. Outdoor storage of materials 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. 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. 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.). 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: Applicant is requesting a seven (7) foot paving setback to N. 17 th Street minimum ten (10) foot street yard paving setback required. Applicant is requesting a three and a half (3.5) foot paving setback to Michigan Avenue minimum ten (10) foot street yard paving setback required. Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements. Motion passed unanimously.

2.4 Conditional Use Permit application by Champion Storage & Rental, LLC to operate an indoor storage facility at 1939 N. 18 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. 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 Slatted (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.

2.5 Conditional Use and variance application by Viand Hospitality, LLC to construct and operate Parker John s Restaurant from 701 Riverfront Drive (Sheboygan Riverfront Shanty Area). Ald. John Belanger moved, Todd Wolf seconded to approve with the following conditions: Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, occupancy, floodplain, etc. Applicant shall obtain the necessary liquor license in order to serve alcohol in the new outdoor area (extension of premises).

Applicant may serve alcohol in the outdoor patio if and only if all required liquor licenses are obtained/amended. 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. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. 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 (Cooler, 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 conditional use/sign permits prior to installation.

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.

All signs will meet the Sheboygan Riverfront Shanty Area guidelines (wood with carved insert letters).

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. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, deck, patio, sidewalks, retaining walls, signs, landscaping, etc.).

Structures and/or site improvements may cross the property line if and only if the applicant obtains the necessary encroachments permitting this. 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, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, riverwalk, etc.). Applicant will provide adequate public access to the Sheboygan Riverfront Shanty Area (riverwalk and parking lot facilities) and will take all appropriate actions to minimize the time period that these areas will be closed/affected. Applicant is responsible to insure that the proposed building is meeting all Federal, State and Local codes pertaining to the Sheboygan River Floodplain.

Building permits shall be issued only at such time as the applicant submits all required information and verifies that all floodplain issues have been properly addressed (this may require engineering studies, surveys, grades, etc.). The building shall meet the Sheboygan Riverfront Shanty Area Guidelines. Applicant will have an executed lease agreement with the City of Sheboygan prior to issuance of a building permit. The conditional use permit is approved if and only if the approved site plan exactly matches the parcel to be leased.

If there are any amendments to the approved conditional use and/or site plan, the applicant will have to submit a new conditional use and/or site plan application reflecting those amendments back to the Plan Commission for their review and approval. Variance Granted: Applicant is requesting a zero (0) foot rear yard setback minimum ten (10) foot rear yard setback required. Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements. Motion passed unanimously.

3. ADJOURN

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

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 29 pm