

CITY PLAN COMMISSION - 4 PM (Tuesday, September 29, 2015) Generated by Janet Duellman on Wednesday, September 30, 2015

1. OPENING OF MEETING Present:

Ald. John Belanger, Jerry Jones, Ryan Sazama, Marilyn Montemayor, Don Cvetan, and Mayor Vandersteen Excused: Todd Wolf Staff: Steve Sokolowski and Chad Pelishek

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from September 15, 2015. Ald. John Belanger moved to approve, Jerry Jones seconded. Motion passed unanimously.

2.2 Conditional use permit and variance application by Sheboygan School District to install a new sign at Jefferson School located at 1538 N. 15 th Street. Ald. John Belanger moved, Jerry Jones seconded to approve with the following conditions: 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. Variance Granted: Applicant is requesting a 40 sf sign - Maximum permitted sign area in a residential zone is 24 sf. Motion passed unanimously.

2.3 Site Plan Application by Pentecostals of Sheboygan County to operate Pentecostals of Sheboygan County Neighborhood Campus at 1012 Lincoln Avenue. Ald. John Belanger moved, Don Cvetan 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. The Pentecostals of Sheboygan County may occupy/operate from the 1 st floor space only.

If the applicant proposes to use the 2 nd floor space, POSC must obtain all required approvals and permits (the required site plan, conditional use permit, building/occupancy permits, etc.). 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. 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.

2.4 Request from Hmong Culture Service Center for an extension of the deadline to pave the rear gravel driveway at their facility located at 1236 Weeden Creek Road. Ald. John Belanger moved, Ryan Sazama 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, alcohol, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall obtain the necessary liquor license in order to serve alcohol in the banquet hall area.

Applicant may serve alcohol at the banquet hall if and only if all required liquor licenses are obtained/amended. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. 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. All ground level (rear of facility) 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 areas used for parking or maneuvering of vehicles shall be paved.

Applicant/Owner shall submit a plan to the City of Sheboygan Department of City Development detailing how the proposed gravel driveway is to be improved.

Applicant/owner shall pave the driveway by September 30, 2016. Submittal and approval of a proposed drainage plan. Applicant shall obtain the necessary conditional use/sign permits prior to installation.

Applicant shall work with staff with regards to constructing a well-designed sign for the site that utilizes colors and materials similar to the building.

Staff may bring the proposed signage design back to the Plan Commission for

review/approval. Applicant shall remove all signage on the building referring to businesses that are no longer operating from the Sunnyside Mall site. 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. This conditional use permit is for HCSC use of the building only.

If HCSC proposes a new outdoor farmer s market, HCSC will be required to submit a new conditional use permit for that outdoor farmer s market proposal as well as meet all codes. Applicant is required to work with the Engineering and City Development regarding the access drives and landscaping on the west/S. 14 th Street side of the site (especially the driveway access point located at the southwest corner of the site - northeast corner of Weeden Creek Road and S. 14 th Street).

The applicant shall submit a detailed plan that shows how the driveways and landscape area on the west side of the site will be blocked and screened in order to minimize HCSC traffic impact to S. 14 th Street and the adjacent residential neighborhood.

Staff may bring the proposed plan/design back to the Plan Commission for review/approval. 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 GO 27 - 15 - 16 and RO 154 - 15 - 16 submitting a communication from Garry M. Schaal, owner of property at 1236 St. Clair Ave., requesting an encroachment in order to build and maintain a fence. Ald. John Belanger moved, Marilyn Montemayor seconded to approve. Motion passed unanimously.

2.6 RO 152 - 15 - 16 and GO 28 - 15 - 16 submitting a communication from Balance on 8 th LLC requesting an encroachment to place an AC unit in the right of way on St. Clair for Goodside Grocery. Jerry Jones moved, Ryan Sazama seconded to approve. Motion passed unanimously.

2.7 RO 55 - 15 - 16 and RC 115 - 15 - 16 Consideration of Resolution approving creation of Tax Increment District No 16, City of Sheboygan, Wisconsin. Ald. John Belanger moved to accept and file, Don Cvetan seconded. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourn, Ald. John Belanger seconded. Motion passed unanimously. Being no further business the meeting was adjourned at 4: 30 pm.