

CITY PLAN COMMISSION - 4 PM (Tuesday, August 25, 2015) Generated by Janet Duellman on Tuesday, August 25, 2015

1. OPENING OF MEETING Present:

Jerry Jones, Ald. John Belanger, Todd Wolf, Mayor Vandersteen, Ryan Sazama, and Marilyn Montemayor Absent: Don Cvetan Staff: Chad Pelishek, Steve Sokolowski, Jim Amodeo, Nancy Buss, Nancy Wasmer, Atty. Charles Adams, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from August 11, 2015. Ald. John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

2.2 Public Hearing regarding the proposed creation of Tax Increment District No.

16. No one wished to speak on this item.

2.3 Conditional Use and variance application by 1907 Club to install new signage at 2908 N. 21 st Street. Todd Wolf moved, Ald. John Belanger seconded to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to installation. Sign shall meet minimum 18 foot setback from the face of the curb (closest edge of sign to the face of the curb).

It is the responsibility of the applicant to insure the sign meets the required setback. Maximum height of sign is eight (8) feet tall (top of sign to grade). 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 to install a monument sign with 18 foot setback to the face of the curb - Minimum permitted sign setback is 24 feet from the face of the curb. Motion passed unanimously.

2.4 Conditional Use and variance application by Kwik Trip to construct a new building addition at their convenience store located at 2622 S. Business Drive. Held over from August 11, 2015 Ald. John Belanger moved, Jerry Jones seconded to approve with the following conditions: 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, plumbing, electrical, HVAC, 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. Submittal and approval of a proposed storm drainage plan prior to building permit issuance. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (mechanical equipment, satellite dishes, etc.). The applicant shall replace the weathered slatting screening the existing mechanicals with new slatting to properly screen these units.

If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose these mechanical units. The new mechanical area to be fenced on the south side of the new addition facing S. Business Drive shall be fenced with a board on board style fence (area adjacent to the addition).

Fence shall be installed per Section 15.720 of the City of Sheboygan Zoning Ordinance. 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 uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Applicant shall obtain all necessary sign permits prior to installing the sign(s). 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 S. Business Drive and will take all appropriate actions to minimize the time period that the street 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. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, 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: Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements. Motion passed unanimously.

2.5 RO 102 - 15 - 16 and GO 15 - 15 - 16 submitting a communication from Katie Beine requesting an encroachment for a raised wooden garden bed positioned approximately two feet from the curb for access by pedestrians. Ald. John Belanger moved, Todd Wolf seconded to deny the encroachment and to have garden bed removed by September 18, 2015. Motion passed unanimously.

2.6 RO 103 - 15 - 16 and GO 16 - 15 - 16 submitting a Petition for Direct Annexation by One-Half Approval pursuant to Sec. 66.0217 (3)(a), Wis. Stats. (former Butzen property).

2.7 RO 105 - 15 - 16 submitting a copy of the notice of Intent to Circulate Petition for Annexation of Territory to the City of Sheboygan. Items

2.6 &
2.7 were taken as one item.

Ald. John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

2.8 RO 106 - 15 - 16 submitting a communication from Mau & Associates requesting a vacation of a 15 ' water main easement on a piece of property on Bollman Dr. Jerry Jones moved to approve, Ald. John Belanger seconded. Motion passed unanimously.

2.9 Consideration of Resolution approving creation of Tax Increment District No 16, City of Sheboygan, Wisconsin. Ald. John Belanger moved to approve the resolution for the creation of TID # 16, Ryan Sazama 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: 24 pm.