

CITY PLAN COMMISSION - 4 PM (Tuesday, July 28, 2015) Generated by Janet Duellman on Wednesday, July 29, 2015

1. OPENING OF MEETING Present: Ald. John Belanger, Marilyn Montemayor, Jerry Jones, Todd Wolf, Ryan Sazama and Mayor Mike Vandersteen Absent:

Don Cvetan Staff: Steve Sokolowski and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from July 14, 2015. Ald. John Belanger moved, Todd Wolf seconded to approve. Motion passed unanimously.

2.2 Conditional Use and variance application by Acuity to install temporary banners at 2800 S. Taylor Drive. Todd Wolf moved, Ald. John Belanger seconded to approve with the following conditions: Banner(s) shall be removed by November 2, 2015. If applicant proposes to install any future banners, the applicant will be required to obtain the necessary permits to do so (conditional/variance and sign permit). Variance Granted: To install a 644 sf temporary advertising banner maximum 32 sf temporary banner permitted. To install a temporary advertising banner for approximately more than 30 days (October 30, 2015) maximum number of days permitted is 30 days. Motion passed unanimously.

2.3 Conditional Use and variance application by Quality State Oil Company to install new signage at the Citgo Service Station located at 610 S. 14 th Street. Todd Wolf moved, Jerry Jones seconded to approve with the following conditions: Applicant shall obtain the 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 Citgo Trimark logo may extend a maximum of six (6) inches above the canopy. Applicant shall either construct a dumpster enclosure to screen/enclose the dumpster located at the southwest corner of the site along the alley or the applicant may keep the dumpster in the fenced area behind the building (southwest corner at the rear of the building).

Variance Granted: To have the Citgo Trimark Logo extend over the top of the roof of the canopy by six (6) inches - No sign shall be located on the roof or the top horizontal plane of the canopy. To have three (3) signs on the canopy Maximum of One per each street frontage (property fronts on 2 streets so 2 signs are permitted). To have a 28 sf sign located on the west side of the canopy - Maximum permitted canopy sign is 20 sf. Motion passed unanimously.

2.4 Conditional Use application by Brian Lewandoske to operate Dowsky s Raw Dawg from the multi-tenant facility located at 1910 Calumet Drive (former Mark s Fine Foods). Ald. John Belanger moved, Ryan Sazama 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. 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. Applicant/owner shall remove all signage pertaining to the previous Mark s Finer Foods use by August 28, 2015. The applicant shall submit plans to the City of Sheboygan Architectural Review Board for all proposed exterior renovations to the facility.

The applicant may proceed with the exterior renovation project and building permits may be issued only at such time as the Architectural Review Board has approved the plans. 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.

2.5 Conditional Use and variance application by the Sheboygan Leadership Academy to construct a new natural playground and fence on parcel# 203200 located to the north of the 1305 St. Clair Avenue (former duplex located at 1316 / 1318 St. Clair Avenue). Ald. John Belanger, Jerry Jones seconded to approve with the following conditions: Fence shall be installed per Section 15.720 of the City of Sheboygan Zoning Ordinance (except for approved height variance). Maximum height of fence is six (6) feet high (peak of fence to grade). Fence shall be located on the Sheboygan Leadership Academy/RCS property and shall meet the minimum one (1) foot setback to all front/street property lines.

Applicant is responsible for knowing where their lot lines are. Applicant shall install black vinyl coated fence along the south property line (St. Clair Avenue Street frontage). Applicant shall remove the weeds, dead plant, etc. and properly maintain all landscape areas around the main school facility (in particular the south, east and west sides of the building). If applicant proposes to install any future structures and/or playground equipment in the new playground area, the applicant may be required to obtain the necessary approvals/permits to do so (conditional use, variance, building,

etc.). Variance Granted: The applicant is requesting a variance to install a six (6) foot high chain link fence in a front/street yard the maximum height of a fence is four (4) feet when located within a required front yard or required street yard and the fence within a street yard shall be a maximum of 50 % opaque. Motion passed unanimously.

2.6 Conditional Use and variance application by A. Chappa Holdings to construct new loading docks and for Gardner Denver Thomas to occupy/operate from the existing industrial building 1536 N. 18 th Street (former American Orthodontics property/facility). Due to the fact that the applicant was not present, Ald. John Belanger moved to hold until the next meeting, Todd Wolf seconded. Motion passed unanimously.

2.7 Conditional Use Permit application by TLC Homes, Inc. to operate an adult day center service program from the multi-tenant facility located at 708 Erie Avenue. Applicant requested this matter be placed on the next meeting because he was unable to attend.

Jerry Jones moved to hold until the next meeting, Ald. John Belanger seconded. Motion passed unanimously.

2.8 Conditional Use and Variance application by Pier 17 Restaurant to construct a new outdoor deck shelter at 539 Riverfront Drive (held over from June 9, 2015) Applicant has requested to withdraw the application. Ald. John Belanger has moved to file, Jerry Jones seconded. Motion passed unanimously.

2.9 RO 76 - 15 - 16 & GO 11 - 15 - 16 a petition for direct annexation by unanimous approval for Wagner Excavating Properties LLC by Gregg Wagner. Ald. John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

2.10 RES 48 - 15 - 16 authorizing executing an Underground Electric Easement to WP&L Company with regard to a former alley off of S. 9 th St. Ryan Sazama moved to approve, Ald. John Belanger seconded. Motion passed unanimously.

### 3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourned, Ald. John Belanger seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 38 pm.