

CITY PLAN COMMISSION - 4 PM (Tuesday, June 23, 2015) Generated by Janet Duellman on Thursday, June 25, 2015

1. OPENING OF MEETING Present: Ald. John Belanger, Ryan Sazama, Todd Wolf, Marilyn Montemayor, Mayor Michael Vandersteen Excused: Jerry Jones 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 June 9, 2015. Ald. Belanger moved to approve, Marilyn Montemayor seconded. Motion passed unanimously.

2.2 Conditional Use and variance application by Acuity to install a temporary banner at 2800 S. Taylor Drive. Todd Wolf moved, Ald. John Belanger seconded to approve with the following conditions: Applicant shall obtain the necessary sign permit prior to installation. 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). Banner shall be removed by August 7, 2015. 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 (August 3, 2015) maximum number of days permitted is 30 days. Motion passed unanimously.

2.3 Conditional Use and variance application by RCS Empowers, Inc. to install a wall sign and a mural on their property/facility located at 2110 N. 15 th Street and to move a garage onto their parking lot property on the north side of Geele (Parcel # 601930). Ald. John Belanger moved, Ryan Sazama seconded to approve with the following conditions: Applicant shall obtain all necessary permits prior to installation of the sign and mural. 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 and/or the streets. The applicant shall properly maintain mural and any issues of disrepair shall be addressed immediately. The applicant shall obtain all permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, etc. If a dumpster is to be used, the dumpsters 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 Slating (PDS) material in order to effectively screen and enclose the dumpsters. 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. Submittal and approval of a proposed storm drainage plan prior to building

permit issuance.

All areas used for parking/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 coordinate with all private and public utilities with regards to moving the garage structure from Memorial Hospital to RCS property. 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, using City streets to relocate the garage to the RCS property, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.). If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance granted: To locate an accessory structure on a lot without a primary structure. Accessory structures shall be located on the same lot as the primary structure. To have a 192 sf sign and a 96 sf mural. Maximum sign square footage permitted is 48 sf (1.5 square feet of signage for every linear foot of exposed exterior wall length on that supporting wall).

33 x 1.5 = 48 sf. Plan Commission should be aware that this structure does have a rather large wall immediately to the north that is approximately 200 lineal feet. Motion passed unanimously.

2.4 Conditional Use application by Humane Society of Sheboygan County to convert an existing single tenant industrial building into a multi-tenant commercial/industrial building at 3115 N. 21 st Street (former Nemschoff property/facility). 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 for all uses/tenants in the facility including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, demolition, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. If a dumpster is to be used, the dumpsters 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 Slating (PDS) material in order to effectively screen and enclose the dumpsters. 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. All areas used for parking/maneuvering of vehicles shall be paved.

Applicant shall pave the area used for parking and maneuvering on the east

side of the facility by October 30, 2015. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Submittal and approval of a proposed storm drainage plan. 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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.). The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Applicant shall obtain sign permits prior to the installation of any new signage at the site. Applicant shall be permitted a freestanding monument sign for the site.

Minimum setback of a monument sign is 12 feet.

Maximum height of the monument sign is 8 feet. If the applicant proposes to develop a dog park, the dog park will need to be reviewed as a separate application/request. If there are any amendments to the approved plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion passed unanimously.

2.5 Conditional Use Permit, Variance and Certified Survey Map Application by Fifth Generation Properties, LLC to construct a new building addition at 4464 Gateway Drive (the northwest intersection of Weeden Creek Road and Gateway Drive). Ald. 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 for all uses in the facility including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, demolition, 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.

Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Submittal and approval of a proposed storm drainage plan prior to building permit issuance.

Dumpsters 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 Slating (PDS) material in order to effectively screen and enclose the dumpster. 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. All areas used for parking/maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications. The addition will meet all zoning requirements including but not limited to

noise, vibration, hazardous materials, etc. Applicant will provide adequate public access along Weeden Creek Road and Gateway Drive and will take all appropriate actions to minimize the time period that these streets 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. 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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.). A sign permit shall be obtained prior to installing signage on the site.

Any signage must be reviewed and approved by the City of Sheboygan Architectural Review Board as required by the protective covenants of the Sheboygan Business Park. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance and addresses all issues including dedication of right-of-way, etc. The proposed CSM will exactly match the approved site plan/property layout.

No building permits shall be issued until such time as the applicant can show City staff that Fifth Generation, LLC owns all the properties and the CSM has been recorded. Applicant shall meet all of the requirements of the City of Sheboygan Business Center Protective Covenants. 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.

2.6 R.O. 49 - 14 - 15 by the City Clerk submitting a communication from Mach IV Engineering and Surveying regarding attached Certified Survey Map (CSM) for Gateway Dr. and Weeden Creek Road. Ald John Belanger moved, Todd Wolf seconded. Motion passed unanimously.

2.7 Request from Tim Menzer for an extension to pave a driveway/parking lot at 605 S. Wildwood Avenue. Ald. John Belanger moved

Todd Wolf seconded to approve with the following conditions: All areas used for parking or maneuvering of vehicles, trailers, etc. shall be paved.

Applicant/Owner shall submit a plan to the City of Sheboygan Department of City Development detailing the proposed parking lot (site plan showing location of parking area, paving setbacks, etc.).

Applicant/owner shall pave the rear parking lot by July 1, 2016.

If the applicant does not pave and/or landscape the gravel parking area by this date, citations will be issued. Prior to paving the parking lot, the applicant/owner shall submit a proposed storm drainage plan for City Engineering approval.

Applicant shall also obtain the required building permits. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping by no later than July 1, 2016. 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. Outdoor storage of materials, products or equipment shall be prohibited. In no instance shall the proposed use create a nuisance for neighboring properties (noise, smells, garbage, vehicles, trailers, etc.).

If any issues arise, the Plan Commission may again review the site plan permit.

Applicant may not operate a business from this property. A business is not permitted to operate from 605 S. Wildwood Avenue - This property is personal storage use only.

If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments. Motion passed unanimously.

2.8 G.O. 8 - 15 - 16 An Ordinance by Ald. Belanger amending the Zoning Ordinance relating to the supermajority requirement for amendment of zoning regulations and the official zoning map. Todd Wolf moved to approve, Ryan Sazama seconded. Motion passed unanimously.

2.9 R.O. 35 - 15 - 16 authorizing the sale of City-owned property formerly known 1036 Erie Avenue Todd Wolf moved to approve, Ald. John Belanger seconded. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Ald. John Belanger moved to adjourn, Todd Wolf seconded. Motion passed unanimously. Being no further business the meeting was adjourned at 4: 44 pm.