

CITY PLAN COMMISSION - 4 PM (Tuesday, June 9, 2015) Generated by Janet Duellman on Wednesday, June 10, 2015

1. OPENING OF MEETING Present: Jerry Jones, Ald. John Belanger, Marilyn Montemayor, Mayor Vandersteen, Ryan Sazama, and Todd Wolf Absent: Don Cvetan Staff: Mark Sommer, Chad Pelishek, Steve Sokolowski, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from May 26, 2015. Ald. John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

2.2 Conditional Use Permit and Variance application by Quasius Construction Inc. to raze a portion of their storage building located along Cambridge Avenue, renovate the existing portion of the storage building that will remain along N. 16 th Street and to construct new fencing along their south and west property lines at their facility located at 1716 N. 16 th Street. Ald. John Belanger moved, Todd Wolf seconded to approve with the following condition: 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, razing, etc. Applicant shall submit detailed drawings that accurately depict the proposed exterior renovation/remodel project prior to receiving a building permit (exterior elevations of each side of the building).

The newly exposed west elevation of the storage building shall match the rest of the storage building renovation in terms of scale, materials and colors.

Submittal and approval of a proposed storm drainage plan. If a dumpster is used, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.

If using chain link fencing, the applicant shall install Privacy Decorative Slattting (PDS) material in order to effectively screen and enclose the dumpster. 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 (especially residential properties). Fencing/retaining wall shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.

Fence shall be a Shadow Box (board on board) style fence that shall be installed 60 days after the building has been demolished. 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 shall obtain the necessary conditional use/sign permits prior to installation. 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. Applicant shall close Cambridge Avenue access drive this former driveway cut shall be closed per standard City specifications.

Applicant shall work with the engineering department regarding closure of this driveway cut.

This access drive shall be closed 60 days after the building has been demolished. 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, landscape boulevard, pavement, utilities, street trees, etc.). Applicant will provide adequate public access along Cambridge Avenue, N. 16 th Street and the alley and will take all appropriate actions to minimize the time period that these sidewalks, streets and alley will be closed/affected. Applicant shall complete exterior renovation, fence construction and driveway closure by December 4, 2015. 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: To install a new fence varying in height from 10 feet 9 inches to 11 feet 9 inches along the Cambridge Avenue Street frontage with a six (6) inch street yard setback. To install a new 7 foot 4 inch high fence along the west property line. To install a new parking lot with a six (6) inch setback to the south street yard property line. Applicant is proposing not to install any landscaping along the new parking lot that will now have street frontage along Cambridge Avenue. Motion passed unanimously.

2.3 Conditional Use and Variance application by Pier 17 Restaurant to construct a new outdoor deck shelter at 539 Riverfront Drive. Applicant has requested that this item be held for future meeting. Ald. John Belanger moved to hold, Ryan Sazama seconded. Motion passed unanimously.

2.4 Conditional Use and variance application by Boost Mobile to install new signage at 1403 Union Avenue. (Held over from 05 / 26 / 15) Ald. John Belanger moved, Jerry Jones seconded to deny with the following conditions: Applicant shall remove the non-compliant wall sign by Friday, June 19, 2015. Applicant shall remove all LED string lights from the windows, signs, etc. by Friday, June 19, 2015. Motion passed unanimously.

2.5 Conditional Use Permit by Rick Minster to construct a new storage building, parking lot and other site improvements at Rick s Auto Doctor s located at 1401 and 1409 Michigan Avenue. (Held from 05 / 26 / 15) Jerry Jones moved, Ald. John Belanger 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 razing, building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, hazardous materials, etc. Applicant shall raze or paint the existing storage building by September 18, 2015. Submittal and approval of a proposed storm drainage plan prior to building permit issuance. Submittal and approval of a landscape plan prior to building permit issuance. Applicant shall install six (6) foot high solid (shadow box) fence along the south property line.

Fence and retaining wall shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the

facility.

If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster. Outdoor storage of materials or equipment shall be prohibited. Applicant shall remove old sign poles that are no longer being used. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, fencing, landscaping, etc.).

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. 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. 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.). Applicant will provide adequate public access along N. 14 th Street and Michigan Avenue and will take all appropriate actions to minimize the time period that these sidewalks/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. Applicant shall not store any unlicensed or inoperable vehicles on the site. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the properties have been combined, creating one (1) new parcel. The applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for construction of the new building. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion passed unanimously.

2.6 Discussion and possible action of the Plan Commission calling for a public hearing on the proposed Tax Incremental District No. 6 Subtraction Amendment and the creation of Tax Incremental District No. 16 Mixed Use Creation in the City of Sheboygan. Ald. John Belanger moved to call a public hearing, 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: 40 pm.