

CITY PLAN COMMISSION MINUTES - 4 PM (Tuesday, May 12, 2015) Generated by Janet Duellman on Wednesday, May 13, 2015

1. OPENING OF MEETING Present:

Todd Wolf, Ryan Sazama, Ald. John Belanger, and Mayor Vandersteen Excused:
Jerry Jones and Marilyn Montemayor Absent: Don Cvetan Staff: Deputy Chief
Charles Butler, 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 April 28, 2015. Todd Wolf moved to approve, Ald. John Belanger seconded.

Motion passed unanimously.

2.2 Conditional use and variance application by LJM Architects to construct a new addition to the existing outdoor deck located on the east side of the Blue Harbor Resort, 725 Blue Harbor Drive. Ald. John Belanger moved, Ryan Sazama seconded to approve with the following conditions: Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, food, alcohol, occupancy, etc. Applicant may serve alcohol in the outdoor deck/patio if and only if all required liquor licenses are obtained/amended (extension of premises).

Submittal and approval of a proposed landscape plan (including relocation of existing landscaping).

Applicant shall re-establish native grasses and landscaping on the Blue Harbor Resort property. Applicant shall re-establish the native grasses that have been severely damaged on both the east and west sides of the lakefront public pedestrian pathway that borders Blue Harbor. Submittal and approval of a proposed drainage plan. Retaining wall and fencing shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.

Outdoor storage of materials, products or equipment shall be prohibited. Applicant will be required to obtain a conditional use/sign permit for any new signage to be installed on the property prior to installation. The resort shall not be permitted to have temporary signage other than what is permitted by Section 15.807 of the City of Sheboygan Zoning Ordinance. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. Prior to building permit issuance, the applicant shall provide a site plan or survey showing the

proposed deck/outdoor patio addition area is indeed six (6) inches from the property line/leased area (closest edge of deck to property line).

It is the applicant's responsibility to verify this setback. Absolutely no portion of any new structure (retaining wall, fence, steps, ramps, railings, structures, etc.) shall cross the property line. Applicant shall provide a site plan or survey showing that the proposed deck/outdoor patio addition area is outside the 75 foot Lake Michigan ordinary high water mark setback prior to building permit issuance. 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 to have a six (6) inch paving setback to a rear yard minimum paving setback is 5 feet to a rear yard (per SC zoning regulations used for the Blue Harbor Resort Precise Implementation Plan). Motion passed unanimously.

2.3 Conditional Use Permit application by James and Dave Fergades to operate the Splatterhaus Haunted House at 2022 North Avenue. Ald. Belanger moved, Todd Wolf seconded to approve with the following: Prior to occupancy, applicant shall provide a certified document/certificate from the State of Wisconsin approving the haunted house proposal. Prior to constructing the haunted house, a design of the haunted house layout shall be submitted to and approved by the building and fire departments.

Applicant shall meet all State of Wisconsin and local building/fire code requirements prior to operation (the construction shall meet all the Special Amusement occupancy requirements). A walk through by the building and fire department shall take place a minimum of 48 hours prior to opening to public. No haunted house activities shall take place outside of the facility after 12: 00 am. If applicant is taking the position that they will card to operate after 11 pm then they shall take preventive steps by advertising that those under 18 will not be allowed in after 10: 30 pm. Owner/Applicant shall remove all graffiti on the building by June 26, 2015. Owner/Applicant shall remove all materials, miscellaneous equipment, vehicles, trailers, port a potty, electrical poles, electrical equipment, etc. from the site by June 26, 2015.

If a contractor is temporarily utilizing this property as a staging site for a project presently under construction, all project related materials shall be removed immediately after the project is complete.

The owner of the property shall provide written documentation to Community Development staff explaining what is taking place and when these materials are to be removed. 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. Applicant shall sign a Hold Harmless Agreement with the City of Sheboygan prior to operation. Motion passed unanimously.

2.4 Conditional use application by Nemark to install new security fencing at 3101 S. Taylor Drive. Ald. John Belanger moved, Todd Wolf seconded to approve with the following conditions: Fence shall be installed per Section

15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.

Absolutely no portion of any new structure (retaining wall, fence, steps, ramps, railings, structures, etc.) shall cross the property line. There shall be no barb-wire fencing. Applicant is responsible for installing a fence that meets all the requirements of their access easements/agreements with the property owner to the North who shares a common property line. 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. Motion passed unanimously.

2.5 Conditional use application by Nematik to install new security fencing at 4243 Gateway Drive. Ald. John Belanger moved, Ryan Sazama seconded to approve with the following conditions: Fence shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.

The fencing along Behrens Parkway and Gateway Drive shall be black vinyl fencing (the front and side street facing sides of the facility).

Applicant shall also be required to work with City staff to determine where additional landscaping shall be installed in this area. There shall be no barb-wire fencing. Absolutely no portion of any new structure (fence, gates, ramps, railings, structures, etc.) shall cross the property line. 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. 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: 37 pm.