

MINUTES OF THE CITY PLAN COMMISSION

- 4 PM (Tuesday, April 28, 2015) Generated by Janet Duellman on Tuesday, April 28, 2015

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

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from April 14, 2015. Ald. John Belanger moved to approve, Marilyn Montemayor seconded.

Motion passed unanimously.

2.2 Conditional Use application by Lawrence Belonger to operate Retro Quality Used Tires from 2809 N. 15 th Street. Ald. John Belanger moved, Ryan Sazama 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, fire, hazardous materials, health, water, sewer, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).

An occupancy permit will be granted only at such time as the applicant has met all requirements. If auto repair is to be performed, the applicant will need to meet all required building codes before such repair use could operate from the site.

If using dumpsters, 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 Slating (PDS) material in order to effectively screen and enclose the dumpster. Outdoor storage of materials, products (tires) 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.). Applicant shall reinstall the missing section of fence located on the north side of the site facing the Piggly Wiggly parking lot.

Fence shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.

New fencing shall match the existing in terms of colors and materials this

may require the fence to be repainted so that the entire fence all looks the same.

Fence shall be reinstalled and painted by June 26, 2015. 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 streets. Applicant shall remove all low hanging string lights surrounding the parking lot by June 26, 2015.

Applicant shall remove the temporary Don't Pay Big Dealer Prices banner on the west side of the building facing N. 15th Street by June 26, 2015. Applicant shall remove the Northgate Auto sign on the north side of the building facing the Piggly Wiggly parking lot by June 26, 2015. Applicant shall obtain the necessary sign permits prior to installation. If proposing to utilize the existing pylon sign with face changes, the applicant shall repaint and adequately maintain the trim area on the bottom of this roofed sign, the shingled roof and the poles. Applicant shall remove the weeds and shall properly maintain the parking lot. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion passed unanimously.

2.3 Conditional Use application by Kayla Pittner to operate Dollhouse Dance Factory in the Southtown Mall located at 3321 S. Business Drive. Ald. John Belanger moved, Todd Wolf 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.

If using chain link fencing, the applicant shall install Privacy Decorative Slatted (PDS) material in order to effectively screen and enclose the dumpster.

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 shall remove the three (3) Furniture Deals and Steals wall signs by June 26, 2015. If there are to be any renovation to the exterior of the

facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation. 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.

2.4 Conditional Use application by Tesla Motors, Inc. to install and operate a new Tesla Supercharger Station on the Festival Foods Property located at 595 S. Taylor Drive. Todd Wolf moved, Ald. John Belanger 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. Submittal and approval of a proposed landscape plan. Submittal and approval of a proposed storm drainage plan.

The proposal shall not adversely impact the previously approved Festival Foods storm drainage facilities, pond, plan, 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. The mechanical enclosure shall be screened/enclosed and constructed of like materials and colors of the facility.

Outdoor storage of materials, products or equipment shall be prohibited. All ground level 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. Absolutely no portion of the new building and/or site improvements shall cross the property line (structures, parking, signs, landscaping, etc.).

Applicant shall adequately monitor and maintain the supercharging station and shall address any and all issues related to the facility in a timely manner. 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 Acuity Insurance to amend their previously approved conditional use permit to construct new building additions, enclosed parking structures and site improvements at their facility located at 2800 S. Taylor Drive. Ald. John Belanger moved, Todd Wolf seconded to approve with the following conditions: Prior to operation/occupancy, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, occupancy, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. A landscape plan shall be submitted/approved for each phase of this development.

Prior to issuance of a building permit, the applicant shall submit a landscape plan for that phase s specific construction project. Submittal and approval of a proposed drainage plan. Applicant will be required to obtain a sign permit for each sign to be installed on the property 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. Dumpster shall be screened/enclosed and constructed of like materials and colors of the facility. 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 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. The applicant shall work with the Engineering Department regarding the proposed temporary construction access drive and that driveway shall meet all engineering requirements/standards. When the temporary access drive is closed, the drive shall be closed or modified to standard City specifications. 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.). 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 will provide adequate public access along S. Taylor Drive, Washington Avenue and Union Avenue and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected. If a median cut is proposed, applicant will follow all appropriate City procedures to obtain such a median cut. The applicant shall take all actions necessary to keep the property in a dustless condition and minimize tracking on City public right-of-ways. The applicant shall completely restore the property used for the temporary parking to its original state with grass/landscaping within 60 days after the future building and site improvements are complete. 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. Variances Granted: Applicant is requesting to install 1,560 parking spaces minimum number of parking space required is 1,971 parking spaces. Requesting a variance from the locational landscaping requirements Applicant shall meet the four (4) locational landscaping requirements. Motion passed unanimously.

2.6 Site Plan Review application by Plastics Engineering Company to construct a new building addition at 2732 N. 15 th Street. Todd Wolf 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 building, plumbing, electrical, HVAC, fire, water, sewer, health, storm

drainage, hazardous materials, etc.
storm drainage plan.

Submittal and approval of a proposed

Outdoor storage of materials, products or equipment shall be prohibited.
All new lighting shall be installed per Section
15.707 of the City of Sheboygan Zoning Ordinance. Applicant shall meet
all zoning requirements including but not limited to noise, vibration,
hazardous materials, etc. Motion passed unanimously.

2.7 Request from Jandy Properties, LLC for an extension of the deadline to
pave the parking lot at 1106 / 1110 / 1112 Michigan Avenue. Marilyn Montemayor
moved, Ald. John Belanger 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. Applicant
shall obtain all necessary licenses/permits to operate including but not
limited to the City of Sheboygan, Sheboygan County Health, State of Wisconsin,
etc. Dumpster 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
Slatting (PDS) material in order to effectively screen and enclose the dumpster.

Dumpster shall be constructed prior to occupancy. 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 areas used for parking or maneuvering of vehicles 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.
Applicant shall obtain sign permits prior to the installation of any new
signage at the site. In no instance shall the proposed use create a

nuisance for neighboring properties (noise, smells, garbage, etc.).

If any issues arise, the Plan Commission may again review the site plan permit. 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. Applicant shall remove temporary banner by May 15, 2015. Motion passed unanimously.

2.8 An R. O. by the City Clerk submitting a communication from Gottsacker Real Estate Services, Inc., requesting encroachments for a proposed exhaust hood and existing canopy at 1217 N. 8 th St. 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, Ryan Sazama seconded. Motion passed unanimously. Being no further business the meeting was adjourned at 4: 46 pm.