

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, April 14, 2015) Generated by Janet Duellman on Thursday, April 16, 2015

1. OPENING OF MEETING Present: Ald. John Belanger, Ryan Sazama, Jerry Jones, Mayor Vandersteen, and Marilyn Montemayor Absent: Dan Cvetan Excused: Jose Araujo Staff: Steve Sokolowski, Chad Pelishek, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from March 24, 2015. Ald. John Belanger moved to approve, Jerry Jones seconded. Motion passed unanimously.

2.2 Conditional Use and variance application by Daniel Wilson to operate Paradise Auto from 1148 Geele Avenue. Ald. John Belanger moved, Jerry Jones 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 being performed, a licensed heating contractor must certify that ventilation requirements are met. 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 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 install six (6) foot high solid fence along the north and east property lines.

Fence/landscaping shall be no higher than four (4) feet high and 50 % opaque for a distance of 20 feet from the street property lines.

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

Fence shall be a Shadow Box style fence and shall be installed by June 26, 2015. If using landscaping instead of fencing, a landscaping plan will be required to be submitted.

Landscaping will be installed that provides immediate screening and shall be

installed 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. All vehicles shall be displayed on the paved parking area only (vehicles are not permitted on landscape areas and gravel is not permitted). The applicant shall maintain and improve the existing landscape areas located at the southwest corner of the property and at the northwest corner of the site along Kroos Court (adjacent to sidewalk). Applicant shall obtain the necessary sign permits prior to installation.

Applicant shall remove graffiti at the northwest corner of the building facing Kroos Court (NKS) by June 26, 2015. Applicant will replace cracked vinyl siding, the cracked vinyl outside corner and broken window on the south side of the building by June 26, 2015. Applicant will pave or landscape the gravel area that is located adjacent to the south side of the building by June 26, 2015. Applicant may sell vehicles from the site only at such time as they have obtained the required State of Wisconsin Dealership license allowing them to sell vehicles. 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. Variance granted: Applicant is proposing to again operate a legal nonconforming auto dealership use from 1148 Geele Avenue. An outdoor display (auto dealership) is not permitted use in the NC Zone. Motion passed unanimously.

2.3 Conditional Use application by Ignacio Mendiola to operate Mi Ranchito Bar and Restaurant at 1235 Indiana Avenue (previously the Cove and Standard Hall). Ald. John Belanger moved, Jerry Jones 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.

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. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall remove the unused sign located at the northeast corner of the building (facing east) by June 26, 2015. Prior to receiving an occupancy permit, the applicant shall remove the unused cooler located at the northeast corner of the building (facing east). Applicant shall remove graffiti on the east side of the building by June 26, 2015. Due to building code concerns, the apartment may only be occupied by the owner or rented to the bar manager. 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 Russ Brandl to install new site improvements at Brandl-Tedeschi Insurance Services at 502 N. 14 th Street/ 1406 Pennsylvania Avenue. Ald. John Belanger moved, Jerry Jones 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 storm drainage plan. Submittal and approval of a proposed landscape plan. 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. 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 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. 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 (buildings, parking, retaining walls, signs, landscaping, etc.).

Structures and/or site improvements may cross the property line if and only if the applicant obtains the necessary encroachments permitting this. 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.

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: 35 pm.