

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, March 24, 2015) Generated by Janet Duellman on Tuesday, March 24, 2015

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

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from March 10, 2015. Ald. John Belanger moved to approve, Jerry Jones seconded. Motion passed unanimously.

2.2 Conditional Use and variance application by Aurora Health Care to construct a new building addition at the Aurora Vince Lombardi Cancer Center located at 1222 N. 23 rd Street. Marilyn Montemayor 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, health, water, sewer, storm drainage, 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. 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 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 all necessary sign permits prior to installing the sign(s) 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 development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. Applicant will provide adequate public access along N. 23 rd Street and will take all appropriate actions to minimize the time period that the street 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. Absolutely no portion of the new building and/or site improvements shall cross the property line (building, parking, retaining

walls, signs, landscaping, etc.).

Structures and/or site improvements may cross the property line if and only if the applicant obtain the necessary encroachments permitting this. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the Vince Lombardi Cancer Center property has been combined with the Aurora Health Care property, thus, creating one (1) new parcel. 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.

2.3 GO 48 - 14 - 15 amending the text of the City of Sheboygan Zoning Ordinance in Section 15.034 Definitions so as to amend Section 15.034. Ald. John Belanger moved to approve, Jerry Jones seconded. Motion passed unanimously.

2.4 GO 49 - 14 - 15 amending the text of the City of Sheboygan Zoning Ordinance in Section 15.206 Detailed Land Use Descriptions and Regulations so as to amend Section 15.206 (8)(d). Ald. John Belanger moved to approve, Marilyn Montemayor seconded. Motion passed unanimously.

2.5 Res No 176 - 14 - 15 authorizing the acceptance of 1515 N. 11 th Street from Sheboygan County to rehabilitate and re-sell to an owner occupied household. Jerry Jones moved to approve, Ald. John Belanger seconded. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourned, Ald. John Belanger seconded.

Motion passed unanimously. Being no further business, the meeting was adjourned at 4: 23 pm.