

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, January 13, 2015) Generated by Janet Duellman on Thursday, January 15, 2015

1. OPENING OF MEETING Present: Mayor Mike Vandersteen, Jerry Jones, Ryan Sazama, Ald. John Belanger, Marilyn Montemayor, and Jose Araujo Absent: Don Cvetan Staff: Steve Sokolowski

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from December 23, 2014. Ald. John Belanger moved to approve, Jerry Jones seconded. Motion passed unanimously.

2.2 Conditional Use application by Gregory Lee to operate The Greece Spoon at 1217 N. 8 th Street. 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. 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 the necessary sign permits prior to installation. 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.

2.3 Conditional Use application by Russ Brandl to operate Brandl-Tedeschi Insurance Services at 502 N. 14 th Street/ 1406 Pennsylvania Avenue. Ald. John Belanger moved, Marilyn Montemayor 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. 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 the necessary sign permits prior to installation. Prior to installing any site improvements (parking, driveway cuts, etc.), the applicant shall obtain all necessary approvals/permits (conditional use permit, storm drainage permit, driveway permit, etc.) 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 A Resolution by Ald. Belanger approving the 2015 - 2019 Consolidated Plan for the Housing and Community Development utilizing Community Development Block Grant (CDBG). Ryan Sazama moved to approve, Jerry Jones seconded. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Jose Araujo moved to adjourn, Marilyn Montemayor seconded.

Motion passed unanimously. Being no further business, the meeting was adjourned.