

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, December 23, 2014) Generated by Janet Duellman on Thursday, December 18, 2014

1. OPENING OF MEETING Present: Jerry Jones, Ald. John Belanger, Ryan Sazama, Jose Araujo, and Mayor Mike Vandersteen Excused: Marilyn Montemayor Absent: Don Cvetan 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 December 9, 2014. Jerry Jones moved to approve, Ryan Sazama seconded.

Motion passed unanimously.

2.2 Conditional Use and variance application by Truck Country of Wisconsin to operate a truck service, sales and repair facility from 4530 S. Taylor Drive (former FedEx Building). Jerry Jones moved, Jose Araujo 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. Submittal/approval of a proposed storm drainage plan. Submittal/approval of a proposed landscape plan that provides a legend that shows how the four (4) landscape criteria are being met (Except for those areas the Plan Commission granted a locational variance). Dumpster(s) 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 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 areas used for parking or maneuvering of vehicles shall be paved.

The applicant shall pave all new parking areas by June 5, 2015. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Applicant shall obtain the necessary sign permits prior to installation.

Signage shall meet all zoning regulations as well as all Sheboygan Business Park Covenants.

All business park signage is required to be approved by the City of Sheboygan Architectural Review Board. Applicant is responsible to work with all private and public utilities in order to provide the necessary easements and/or relocate utilities as necessary. 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.). Applicant will provide adequate public access along Taylor Drive and Weeden Creek Road and will take all appropriate actions to minimize the time period that these streets will be closed/affected. Applicant may only repair and service diesel engines in this facility.

The applicant may repair and service gasoline engines if and only if they meet all building codes and obtain all necessary permits allowing for this type of use. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Applicant shall meet all Sheboygan Business Park protective covenants. The City of Sheboygan Architectural Review Board shall review/approve any proposed exterior renovations. 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: Requesting a variance from the locational landscaping requirements Applicant shall meet the four (4) locational landscaping requirements Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Ryan Sazama moved to adjourn, Jerry Jones seconded.

Motion passed unanimously. Being no further business, meeting was adjourned at 4: 08 pm