

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, December 9, 2014) Generated by Janet Duellman on Monday, December 8, 2014

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

Chad Pelishek, Steve Sokolowski, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from November 25, 2014. Ald. John Belanger moved to approve, Marilyn Montemayor seconded.

Motion passed unanimously.

2.2 Conditional Use and variance application by Gorman & Company to re-purpose the former Washington Elementary School into a 42 -Unit Apartment Building at 1238 Geele Avenue. 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, water, sewer, storm drainage, health, 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 (create a legend along with the landscape plan site plan). 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. Fencing shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance. 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. 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. Applicant shall be permitted a freestanding monument sign for the site.

Minimum setback of a monument sign is 12 feet.

Maximum height of the monument sign is 8 feet.

Maximum square footage of 24 sf. 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.). The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) creating the Gorman and Company Washington School parcel.

No building permits shall be issued until such time as the applicant can provide documentation to City staff that the CSM has been officially recorded and that Gorman and Company is the owner of the parcel. City Development staff will sign the proposed CSM if and only if the proposed CSM meets the City of Sheboygan Subdivision Ordinance and exactly matches the approved Washington School Apartment s site plan/property layout.

If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any/all changes. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve any proposed exterior renovations. Applicant shall continue to permit the City of Sheboygan to operate its emergency service system from the building/property. 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: To have 23 dwelling units per acre For converted structures, a maximum 22 units per acre. To have a minimum lot area of 1,867 sf per unit (1.8 acres) For converted structures, minimum lot area is 2,000 sf per unit or 1.9 acres. To have 71 parking spaces Minimum number of parking spaces required is 81. To have a zero (0) foot paving setback along the alley on the east side of the facility minimum paved surface setback is three (3) feet. Motion passed unanimously.

2.3 Conditional Use application by Maurice LaPlant to operate M. LaPlant Contractor at 1130 S. 8 th Street. 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

Slatting (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. In no instance shall the proposed use create a nuisance for neighboring properties (noise, smells, garbage, parking, 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 Conditional Use Permit and variance application by Lamar Advertising to maintain an existing billboard with a 5.61 foot setback at 924 N. 14 th Street. Ald. John Belanger moved, Ryan Sazama seconded to approve with the following conditions: Applicant is responsible to meet all 15 original conditions of approval set by the Plan Commission in July of 2008, however condition # 13 shall be amended to read as follows - Billboard will be setback a minimum of 5.61 feet from all property lines (closest edge of sign to property line). Variance granted: To have a billboard sign with a 5.61 setback. Motion passed unanimously.

2.5 GO 39 - 14 - 15 and RO 191 - 14 - 15 amending the City's Zoning Map to change the Use Classification of property located at 502 N. 14 th St. from Class NR- 6 Neighborhood Residential to Class NC Neighborhood Commercial Classification. Ald. John Belanger moved to approve, Marilyn Montemayor seconded.

Motion passed unanimously.

2.6 A Resolution by Ald. Belanger authorizing the purchase of 1002 Erie Ave. for the purposes of the razing the property for new private investment in the neighborhood as part of the Neighborhood Revitalization Strategy Area activities. Marilyn Montemayor 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, meeting was adjourned at 4: 55 pm.

