

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, November 25, 2014) Generated by Janet Duellman on Monday, November 24, 2014

1. OPENING OF MEETING Present: Marilyn Montemayor, Ryan Sazama, Mayor Michael Vandersteen, Jerry Jones, Alderperson John Belanger Excused: Jose Araujo Absent: Don Cvetan Staff: 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 11, 2014. Ald. Belanger moved, Marilyn Montemayor seconded to approve.

Motion passed unanimously.

2.2 Conditional Use and variance application by Wisconsin Power and Light Co. to construct a new concrete lining of the existing eastern drainage swale on the east side of the crusher house at Edgewater Generating Station located at 3739 Lakeshore. Ald. Belanger moved, Jerry Jones seconded to approve with the following conditions: Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, utility, hazardous materials, State of Wisconsin, etc. Submittal and approval of a proposed storm drainage plan. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Applicant shall construct the structure with a building elevation that meets/exceeds the minimum 100 year wave run-up elevation.

Applicant is responsible for insuring building is located outside the floodplain. 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: To construct a new concrete swale structure with a 30 - 35 foot setback to the Lake Michigan ordinary high water mark Minimum building setback is 75 feet to the Lake Michigan ordinary high water mark. Motion passed unanimously.

2.3 Conditional Use Permit application by Invento Americas to operate a new beverage container manufacturing facility at 2821 Muth Court. Ald. Belanger moved, Marilyn Montemayor seconded to approve with the following conditions: Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. 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 dumpster(s) 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 Slatted (PDS) material in order to effectively screen and enclose the dumpsters.

Outdoor storage of materials, products or equipment shall be prohibited. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Applicant shall obtain the necessary conditional use/sign permits prior to installation.

If there are to be any exterior renovations, the applicant will be required to work with the Department of City Development who will determine if such a proposal will require Architectural Review Board approval prior to receiving a building permit for such a renovation. This conditional use permit is for Inventos Americas use of their portion of the

building only.

If Inventos Americas proposes any type of expansion of their facilities within the building, the applicant will be required to work with the Department of City Development and Building Inspection Department to determine if such a proposal will require a new conditional use permit, occupancy permit, etc. If there are any amendments to the approved floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion passed unanimously.

2.4 Conditional Use, variance and Certified Survey Map (CSM) application by 601 Partnership, LLP to create separate parcels for the Maple Lanes facility at 3107 S. Business Drive and the Avis/Budget facility at 3035 S. Business Drive. Jerry Jones approved, Ald. Belanger seconded to approve with the following conditions: Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance. All dumpster(s) on both the new Maple Lanes and Avis/Budget properties 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 Slatted (PDS) material in order to effectively screen and enclose the dumpsters.

All dumpster enclosures shall be completed by June 5, 2015. 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 for each new lot and its facility. It is the applicant's responsibility to verify that each new property/facility are meeting all codes after the proposed land

division including but not limited to Building, HVAC, Plumbing, Electrical, Fire, Sewer, Water, etc. Applicant shall provide all necessary parking and access agreements on the proposed CSM.

The City of Sheboygan Planning Department will sign the CSM if and only if all parking/access agreements are documented/noted on the final CSM. If there are any amendments to the CSM, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance granted:

A parking lot without public street access - Each lot will have street access. A zero foot paved surface setback along the south and north property lines - Minimum paved surface setback is five (5) feet to the property line. Install a monument sign with a setback of 10.5 feet from the property line. Minimum sign setback to the property line is 12 feet. Motion passed unanimously.

2.5 GO 33 and RO 150 submitting a communication from Nemark requesting encroachments for directional signage on the property located at 4243 Gateway Dr. Ald. Belanger moved to approve the substitute ordinance, Ryan Sazama seconded. Motion passed unanimously.

2.6 General Ordinance amending the text of the City's Zoning Ordinance in Section 15.206 Detailed Land Use Descriptions and Regulations so as to amend Section 15.206 (4)(e). Ald. Belanger moved to approve, Jerry Jones seconded. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Ald. Belanger moved, Marilyn Montemayor seconded to adjourn.

Motion passed unanimously. Therefore being no further business, the meeting was adjourned at 4: 36 pm