

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, November 11, 2014) Generated by Janet Duellman on Thursday, November 13, 2014

1. OPENING OF MEETING Present: Jose Araujo, Jerry Jones, Ryan Sazama, Ald. John Belanger, Mayor Mike Vandersteen, and Marilyn Montemayor 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 October 28, 2014. Jose Araujo moved to approve, Jerry Jones seconded.

Motion passed unanimously.

2.3 Conditional Use Permit application by the John Michael Kohler Art Center to operate an indoor storage facility at 725 S. Taylor Drive (former Sentry Grocery Store). Marilyn Montemayor moved, Ald. John Belanger seconded to approve with 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.

All dumpster enclosures shall be completed by June 5, 2015. Outdoor storage of materials, products or equipment shall be prohibited. The damaged and missing fence boards along the truck docks at the south end of the facility shall be replaced with the same fencing materials.

Once replaced, the applicant shall also paint the fence one (1) consistent color that blends in well with the facility. The applicant shall adequately maintain the landscaping in the parking lot landscape islands. 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 JMKAC use of the building only.

If JMKAC proposes any type of outdoor activity, the applicant will be required to work with the Department of City Development who will determine if such a proposal will require a new conditional use permit for that outdoor activity proposal as well as meet all codes. 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 Site Plan Application by the City of Sheboygan to redesign parking lot # 13 (former Boston Store lot). Jerry Jones moved to approve as presented, Jose Araujo seconded.

Motion passed unanimously.

2.5 GO 33 - 14 - 15 and RO 150 - 14 - 15 amending the City's Zoning Map to change the Use Classification of property located at 1238 Geele Ave. from Class NR- 6 Neighborhood 6 to Class UR- 12 Urban Residential Classification. Jose Araujo moved, Ald. John Belanger seconded to approve with a condition that the rezone take place if and only if Gorman and Company becomes the property owner of Washington School by December 31, 2015. Motion passed unanimously.

2.2 Conditional Use and variance application by Sign Me Up of Wisconsin to install a new monument sign at the northeast corner of the Dirker Chiropractic property located at 707 S. Taylor Drive. Ald. John Belanger moved, Jerry Jones seconded to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to sign installation. 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. The monument sign shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. Applicant shall add landscaping around the sign on the east/frontage road side of the property in order to screen the exposed monument sign pole. The sign shall meet the minimum 12 foot setback from the property line (closest edge of sign to property line).

It is the responsibility of the applicant to insure the sign meets the required 12 foot sign setback. Maximum height of sign is 8 feet (top of sign to grade). Variance Granted: Install a third (3) monument sign on the property line Maximum number of signs is two (1 per street frontage Taylor Drive and Frontage Road). Motion passed unanimously.

3. ADJOURN

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

Motion passed unanimously. Being no further business meeting was adjourned
at 4: 50 pm