

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, October 28, 2014) Generated by Janet Duellman on Monday, October 27, 2014

1. OPENING OF MEETING Present: Jose Araujo, Ald. John Belanger, Ryan Sazama, Mayor Mike Vandersteen, Marilyn Montemayor, 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 October 14, 2014. Ald. John Belanger moved to approve, Marilyn Montemayor seconded.

Motion passed unanimously.

2.2 Conditional Use Permit application by the Hmong Culture Service Center to operate a banquet hall and additional retail space at 1224 Weeden Creek Road (former Sunnyside Mall). Ald. John Belanger moved, Ryan Sazama 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, storm drainage, alcohol, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall obtain the necessary liquor license in order to serve alcohol in the banquet hall area.

Applicant may serve alcohol at the banquet hall if and only if all required liquor licenses are obtained/amended. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. 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. All ground level (rear of facility) 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 areas used for parking or maneuvering of vehicles shall be paved.

Applicant/Owner shall submit a plan to the City of Sheboygan Department of City Development detailing how the proposed gravel driveway is to be improved.

Applicant/owner shall pave the driveway by September 4, 2015. Submittal

and approval of a proposed drainage plan. Applicant shall obtain the necessary conditional use/sign permits prior to installation.

Applicant shall work with staff with regards to constructing a well-designed sign for the site that utilizes colors and materials similar to the building.

Staff may bring the proposed signage design back to the Plan Commission for review/approval. Applicant shall remove all signage on the building referring to businesses that are no longer operating from the Sunnyside Mall site. 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. This conditional use permit is for HCSC use of the building only.

If HCSC proposes a new outdoor farmer s market, HCSC will be required to submit a new conditional use permit for that outdoor farmer s market proposal as well as meet all codes. Applicant is required to work with the Engineering and City Development regarding the access drives and landscaping on the west/S. 14 th Street side of the site (especially the driveway access point located at the southwest corner of the site - northeast corner of Weeden Creek Road and S. 14 th Street).

The applicant shall submit a detailed plan that shows how the driveways and landscape area on the west side of the site will be blocked and screened in order to minimize HCSC traffic impact to S. 14 th Street and the adjacent residential neighborhood.

Staff may bring the proposed plan/design back to the Plan Commission for review/approval. 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.

2.3 Conditional Use Permit application by the Reynel Santana to operate banquet hall at 1019 Erie Avenue. Ald. John Belanger moved , Jose Araujo 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, storm drainage, alcohol, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall obtain the necessary liquor license in order to serve alcohol in the banquet hall area.

Applicant may serve alcohol at the banquet hall if and only if all required liquor licenses are obtained/amended. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building

lighting, signage, etc.).

There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity of a light source in order to promote traffic safety and to prevent the creation of nuisances. If a dumpster is to be used, the dumpsters 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 dumpsters. 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.). Applicant shall obtain the necessary conditional use/sign permits prior to installation.

Applicant shall work with staff with regards to constructing a well-designed sign for the site that utilizes colors and materials similar to the building.

Staff may bring the proposed signage design back to the Plan Commission for review/approval. All areas used for parking or maneuvering of vehicles shall be paved.

Applicant/Owner shall submit a plan to the City of Sheboygan Department of City Development detailing how the proposed gravel driveway/parking area is to be improved and shall obtain all necessary permits and approvals prior to paving (permits, storm drainage, etc.).

Applicant/owner shall pave the driveway by September 4, 2015. Applicant shall paint the rear/south building elevation by November 28, 2014. If applicant leases space to additional tenants, the tenants will obtain all necessary land use and building approvals/permits prior to occupancy. If there are any amendments to the approved plan, the applicant will be required to submit a new application reflecting those amendments. Motion passed unanimously.

2.4 Site Plan application by Gary Hughes to operate New Hope Pregnancy Center from 834 New York Avenue. Ald. John Belanger moved, Jerry Jones 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, health, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.).

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.). Applicant shall obtain sign permits prior to the installation of any new signage at the site. If a dumpster is to be used, the dumpsters 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 dumpsters. If there are any amendments to the approved plan, the applicant will be required to submit a new application reflecting those amendments. Motion passed unanimously.

2.5 GO 33 - 14 - 15 and RO 150 - 14 - 15 requesting an encroachment on the City of Sheboygan road right-of-way to place directional sign(s) for Nemek located at 4243 Gateway Dr. Jose Araujo moved, Ald. John Belanger seconded to table until next meeting.

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 the meeting adjourned at 5: 04 pm.