

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, October 14, 2014) Generated by Janet Duellman on Monday, October 13, 2014

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

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from September 23, 2014. Ald. John Belanger moved to approve, Marilyn Montemayor seconded. Motion passed unanimously.

2.2 Conditional Use and Variance by RLO Sign, Inc. to install a new sign at Advanced Spine Care located at 3424 Superior Avenue. Ald. John Belanger moved, Ryan Sazama 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. The sign shall meet the minimum 1.5 foot setback from the property line (closest edge of sign to sidewalk).

It is the responsibility of the applicant to insure the sign meets the required

1.5 foot sign setback. Maximum height of sign is 8 feet (top of sign to grade). Variance granted: Install a monument sign with a setback of 1.5 feet from the property line Minimum sign setback to the property line is 12 feet. Motion passed unanimously.

2.3 Conditional Use and variance application by Sheboygan Memorial Hospital to construct a new driveway/parking area on the northeast side of the hospital located at 2629 N. 7 th Street (Aurora Sports Medicine Institute). Ald. John Belanger moved, Marilyn Montemayor seconded to approve with the following conditions: Submittal and approval of a proposed drainage plan. Submittal and approval of a landscape plan. The applicant shall obtain all required permits for driveway/parking area construction. All areas used for parking/maneuvering of vehicles shall be paved.

The parking lot shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts (especially along N. 6 th Street). All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. 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, driveway cut, curb, gutter, sidewalk, pavement, utilities, 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. Outdoor storage of materials, products or equipment shall be prohibited. 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: Applicant is requesting a zero foot paved surface setback along the street - Minimum paved surface setback is ten (10) feet to the street. Motion passed unanimously.

2.4 Conditional Use Permit and variance application by TR Services to construct an addition to the existing facility located at 2010 Mayflower Avenue. Ald. John Belanger moved, Marilyn Montemayor seconded to approve with the following conditions: Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, occupancy, etc. Submittal and approval of a proposed storm drainage plan. Submittal and approval of a proposed landscape plan.

In addition to the four (4) landscape criteria, the applicant shall submit a landscape plan that adequately buffers the TR Services use and parking lot from the residential properties to the east and west. If dumpsters are used, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. 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.). Outdoor storage of materials, products or equipment shall be prohibited. 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. All areas used for parking/maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. The addition will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Applicant shall obtain sign permit(s) prior to installation. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments. Variance Granted: Applicant is requesting a zero (0) foot paved surface setback along alley - Minimum paved surface setback is five (5) feet. Motion passed unanimously.

2.5 Conditional Use Permit by Robyn Denning to construct a new building on N. 8 th Street (Parcel Number 104840 - Vacant, undeveloped lot between the Flower Cart and Nikki s Nex 2 New). Ald. John Belanger moved, Ryan Sazama seconded to approved 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, occupancy, health, food, etc. Submittal and approval of a proposed storm drainage plan.

Applicant will submit a landscape plan that addresses all four (4) landscaping 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 Slating (PDS) material in order to effectively screen and enclose the dumpster. Fencing shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance. 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. 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 conditional use/sign permits prior to installation. Applicant will provide adequate public access along N. 8 th Street and the alley and will take all appropriate actions to minimize the time period that these streets will be closed/affected. 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.). 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. Building permits will only be issued at such time as the applicant can provide documentation that they are the owner of Parcel # 104840. 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. Motion passed unanimously.

2.6 Conditional Use Permit by University of Wisconsin Sheboygan to construct a new building addition at 1 University Drive. Ald. John Belanger moved, Marilyn Montemayor 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, occupancy, health, food, etc. Submittal and approval of a proposed storm drainage plan. Applicant will submit a landscape plan that addresses all four (4) landscaping 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 Slating (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. 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 conditional use/sign permits prior to installation. 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.). 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. 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.

Variations Granted: Applicant is requesting to install a 29 sf wall sign - Maximum permitted sign area in a RA-35 acre zone for an institutional use is 24 sf. Applicant is requesting the ability to permit Plastics Engineering Company to advertise on the proposed wall sign due to Plastic's donations to the University of Sheboygan - Off-Premises Signs are not permitted. To install another wall sign on the facility (there a number of existing wall signs) - One wall or canopy per each street frontage. Requesting a variance from the locational landscaping requirements Applicant shall meet the four (4) locational landscaping requirements. Motion passed unanimously.

2.7 Site Plan Review application by Torginol, Inc. to construct a new storage tank at 4617 S. Taylor Drive. Ald. John Belanger moved, Ryan Sazama seconded to approve with the following conditions: Submittal/approval of a proposed storm drainage plan. Applicant shall obtain all necessary permits for the construction of the tank as well as all necessary permits for the storage of hazardous chemicals (applicant shall be in contact with building inspection, fire department, etc.). All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. All areas used for parking and maneuvering shall be paved. Landscaping as proposed by applicant will be installed to help screen the proposed tank by May 31, 2015. 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. Motion passed unanimously.

2.8 An Ordinance by Ald. Belanger creating a shoreland zoning ordinance for the City of Sheboygan in conformance with Sections 62.23 and 62.233, Wis. Stats. Marilyn Montemayor moved, Ald. John Belanger seconded to approve. Motion passed unanimously.

2.9 Resolution by Ald. Bohren and Thiel approving the Capital Improvements Program recommended by the Capital Improvements Commission, for the program period of 2015 and adopting the program for implementation. Ryan Sazama moved,

Ald. John Belanger seconded to approve. Motion passed unanimously.

3. ADJOURN

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

seconded. Motion passed unanimously. Being no further business, the meeting adjourned at 4: 55 pm.