

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, September 23, 2014) Generated by Janet Duellman on Monday, September 22, 2014

1. OPENING OF MEETING Present: Jerry Jones, Ryan Sazama, Ald. John Belanger, Marilyn Montemayor, Mayor Michael Vandersteen Excused: Jose Araujo
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 September 9, 2014. Ald. John Belanger moved to approve, Jerry Jones seconded. Motion passed unanimously.

2.2 Conditional Use and Variance Application by Pao Yang to convert an existing single tenant commercial building into a multi-tenant commercial building at 2258 Calumet Drive (former Jo Jo s Party Place). Ald. John Belanger moved, Ryan Sazama seconded to approve with the following conditions: Prior to operation/occupancy, the applicant shall obtain an occupancy permit as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc. 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. 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 sign permits prior to the installation of any new signage at the site. 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. If there are any amendments to the approved plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance granted: to have 16 parking stalls 19 parking stalls are required. Motion passed unanimously.

2.3 Site Plan by Sheboygan County to construct a new generator and enclosure at the Law Enforcement Center located at 525 N. 6 th Street. Ald. John

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, occupancy, hazardous materials, 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. 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 permit(s) prior to installation. The generator will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. The new windows to be installed shall match the existing windows (styles, materials, colors, etc.). 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 Review application by Wisconsin Power and Light Co. to construct a new addition to the coal dumping building at the Edgewater Generating Station located at 3739 Lakeshore Drive. 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, hazardous materials, etc. Submittal and approval of a proposed storm drainage plan.

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.

There shall be no spillover light onto adjacent properties or the streets. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Ald. John Belanger moved to adjourn, Jerry Jones seconded. Being no further business, meeting was adjourned at 4: 20 pm