City of Sheboygan 9NBKBT504632
2014-09-09

CITY PLAN COMMISSION Minutes - 4 PM (Tuesday, September 9, 2014) Generated by Janet Duellman on Wednesday, September 10, 2014
1. OPENING OF MEETING Present: Ryan Sazama, Jerry Jones, Ald. John Belanger, Mayor Michael Vandersteen, and Jose Araujo Excused: 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 August 26, 2014. Ald. John Belanger moved to approve, Jose Araujo seconded.

Motion passed unanimously.

2.2 Conditional Use Permit and variance application by Design 2 Construct to construct a new building addition at Endodontic Specialists located at 3314 Superior Avenue. Ald. John Belanger moved to approve with conditions, Jerry Jones seconded. 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. Submittal and approval of a proposed landscape plan. If dumpsters are to be located outside, the 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 Slatting (PDS) material in order to effectively screen and enclose the dumpster. 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.). Outdoor storage of materials, products or equipment shall be prohibited. Applicant will be required to obtain a conditional use/sign permit for each sign to be installed on the property prior to installation. 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 have a 16.2 foot street side yard setback minimum 25 foot street yard setback. Motion passed unanimously.

2.3 Conditional Use and variance application by ACE Building Service to construct a new building addition at Torginol located at 4617 S Taylor Drive. Ald. John Belanger moved to approve with conditions, Ryan Sazama seconded. 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, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. Submittal and approval of a proposed landscape plan that provides a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).

Submittal and approval of a proposed storm drainage plan.
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 Slatting (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/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. A sign permit shall be obtained prior to installing signage on the site.

Any signage must be reviewed and approved by the City of Sheboygan Architectural Review Board as required by the protective covenants of the Sheboygan Business Park. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. Applicant will provide adequate public access along Weeden Creek Road, S. Taylor Drive and Concord Drive and will take all appropriate actions to minimize the time period that these sidewalks and streets will be closed/affected. 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. 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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
Applicant shall meet all Sheboygan Business Park Protective Covenants.
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: Requesting a variance from the locational landscaping requirements Applicant shall meet the four (4) locational landscaping requirements. Motion passed unanimously.

2.4 Site Plan Review application by Plastics Engineering Company to construct a new building addition at 2732 N. 15 th Street. Jerry Jones moved to approve with conditions, Ald. John Belanger seconded.
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. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Motion passed unanimously.

2.5 Site Plan by Jeff Moser to operate a new shoe store from 1327 Union Avenue. Ald. John Belanger moved to approve with conditions, Jose Araujo seconded. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, occupancy, health, 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. If a dumpster is to be used, the dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility. Detached garage shall be sided a color complementing the primary building by June 1, 2015. 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.

2.6 Discussion and Action on property located at 1504 New Jersey Avenue. Jose Araujo moved to support the administrative change of zoning from Urban Industrial (UI) to Neighborhood Commercial (NC) based on the owner's and staff's research on this matter, Ald. John Belanger seconded. Motion passed unanimously.

3. ADJOURN
3.1 Motion to Adjourn Jose Araujo moved to adjourn, Jerry Jones seconded. Being no further business, meeting was adjourned at 4: 28 pm.