

CITY PLAN COMMISSION MINUTES - 4 PM (Tuesday, July 15, 2014) Generated by Janet Duellman on Wednesday, July 16, 2014

1. OPENING OF MEETING Roll Call -

Present: Ryan Sazama, Ald. John Belanger, Mayor Michael Vandersteen, and Jerry Jones

Excused: John VanDerMale

Absent: Don Cvetan and Jose Araujo

Staff: Chad Pelishek, Steve Sokolowski, David Biebel, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of

the Plan Commission minutes from June 24, 2014.

Jerry Jones moved to approve, Ald. John Belanger seconded.

Motion passed unanimously.

2.2 Conditional Use Permit and Variance Application by Marshall Sign to add new signage at HTT, Inc., located at 1828 Oakland Ave. (former Eclipse Manufacturing). Ald. John Belanger moved to approve with conditions, Ryan Sazama seconded. Applicant shall obtain the necessary sign permits prior to installation (for each to be installed and already installed). 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 be required to pay the required penalty fee for installing signs prior to obtaining the required sign permit. Variance granted: To have a sign that is 200 sf Maximum square footage permitted is 92 sf (1.5 x 61). Motion passed unanimously.

2.3 Conditional Use Application by Brent Neevel to operate Fit Body Boot Camp Sheboygan from 2135 S. Business Dr. 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, 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 permit(s) prior to installation. Motion passed unanimously.

2.4 Conditional Use Permit Application by Thomas Lee to operate Lakeshore Adult Day Center from 3007 S. Business Dr. (former Associated Bank). Ald. John Belanger moved to approve with conditions, Ryan Sazama seconded.

Prior to operation/occupancy of the daycare, 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, State of Wisconsin certification, 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. 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. Motion passed unanimously.

2.5 Conditional Use Permit Application by Bayside Management, LLC, to construct a new multi-tenant building at the southwest intersection of S. Business Dr. and Wilson Ave. 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, etc. Submittal and approval of a proposed landscape plan that provides a legend that shows how the four (4) landscape criteria are being met. Submittal and approval of a proposed storm drainage plan. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. 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.

There shall be no spillover light onto adjacent properties or the streets. All areas used for parking and 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 shall be permitted a freestanding monument sign(s) for the site.

Minimum setback of a monument sign is 12 feet.

Maximum height of the monument sign is 8 feet. 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 shall meet all vision triangle requirements of Section 15.703 of the City of Sheboygan Zoning Ordinance. 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 will provide adequate public access along S. Business Drive, Wilson Avenue and the Washington Square frontage road and will take all appropriate actions to minimize the time period that these sidewalks and streets will be closed/affected. 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 and Variance Application by Polyfab to construct a building addition and off site parking lot at 1705 Martin Ave. and parcel # 626420. 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. 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. A building permit construct the off-site parking lot will only be issued at such time as the applicant can provide documentation that the lot has officially been created and that the applicant is the owner of the newly created lot/property. 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 the necessary conditional use/sign permits prior to installation. 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 S. 17 th Street, S. 18 th Street and Martin Avenue 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.). 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.

2.7 Conditional Use and Variance Application by Wisconsin Power and Light Co. to store low hazard soils and to create a new rail car storage yard on the temporary outdoor storage and fabrication yard presently located on the vacant parcels located on the west side of Lakeshore Dr., the south side of Washington Ave. and the east side of N. 9 th St. Edgewater Generating Station is located at 3739 Lakeshore Dr. Ryan Sazama moved to approve with conditions, Jerry Jones seconded.

Applicant shall obtain all necessary licenses/permits and/or meet all requirements from the Environmental Protection Agency (EPA), the Wisconsin Department of Natural Resources (DNR), the City ays after the DFGD project is complete. 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. The construction and operation of the new AQCS and DFGD shall meet all City of Sheboygan Zoning Ordinance requirements, including but not limited to, drainage, landscaping, lighting, vibration, noise, air pollution, odor, hazardous and/or explosive materials, etc. Applicant may only impact areas designated as wetlands if and only if they have

written documentation (license, permit, etc.) from the DNR permitting them to do so.

Applicant shall provide such documentation to the Department of City Development prior to impacting any designated wetlands. Applicant shall meet all DNR conditions of approval for the Conditional Low Hazard Waste Exemption Grant.

In the future after low hazard soils have been incorporated into the properties, the applicant may only impact areas where the low hazard soils have been installed if and only if they have written documentation (license, permit, etc.) from the DNR and the City of Sheboygan permitting them to do so.

Applicant shall provide such documentation to the Department of City Development prior to impacting these low hazard soils properties. 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 fence height of 10 feet. Maximum fence height is 9 feet high. Applicant is requesting the stockpiling of the Low Hazard Waste Exemption (LHWE) soils, incorporation of these soils into the construction of the fabrication/laydown yard and use of the LHWE soils for berm development. Applicant shall meet all requirements of City of Sheboygan Zoning Ordinance Sections 15.716 Waste Material Standards and Section 15.719 Hazardous Materials Standards. Motion passed unanimously.

2.8 Site Plan Review application by Wisconsin Power and Light Co. to construct a new warehouse and a new addition to tractor building # 5 at the Edgewater Generating Station located at 3739 Lakeshore Dr. Ald. John Belanger moved to approve with conditions, Jerry Jones 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, demolition/razing, 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. 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 meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. All building structures shall meet the 75 foot setback from the Lake Michigan ordinary high water mark. Motion passed unanimously.

2.9 Site Plan Review application by Momentive Specialty Chemicals to construct a new Pump House/Electrical Building and Cooling Tower at their property located at 2522 S. 24 th St. Ald. John Belanger moved to approve with conditions,

Jerry Jones 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.

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

2.10 Site Plan Review application by City of Sheboygan Public Works Department to construct a new Salt Shed at their facility located at 2026 New Jersey Ave. Jerry Jones moved to approve with conditions, Ald. John Belanger seconded.

Applicant shall obtain all necessary permits for the construction of the buildings. Submittal and approval of a proposed storm drainage plan.

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 install landscaping/trees as depicted on site plan. Motion passed unanimously.

2.11 Discussion on Spaceport Sheboygan signage at 802 Blue Harbor Dr. Ald. John Belanger moved to hold

until next meeting so applicant can be present to answer questions, Ryan Sazama seconded.

Motion passed unanimously.

3. ADJOURN

Ald. John Belanger moved to adjourn, Jerry Jones seconded.

Motion passed unanimously.

Meeting adjourned at 5: 07 .