

CITY OF SHEBOYGAN

CITY PLAN COMMISSION - 4: 00 PM

Tuesday, July 13, 2021

1. OPENING OF MEETINGMEMBERS PRESENT: Mayor Sorenson, Ryan Sazama, Alderperson Mitchell, Marilyn Montemayor, David Hoffman,

and John MotiskaMEMBERS EXCUSED:

Jerry JonesSTAFF/OFFICIALS PRESENT:

Planning & Development Director Chad Pelishek and Manager of Planning & Zoning Steve Sokolowski

1.1 Call to Order

Chair Mayor Sorenson called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Introduction of committee members and staff.

Introductions were made.

1.4 Identify potential conflict of interest.

No committee member had a conflict of interest.

2. MINUTES

Minutes:

2.1 Approval of the Plan Commission minutes from

June 29, 2021.

Motion by Ryan Sazama, second by Marilyn Montemayor to approve. Motion carried.

### 3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Application for Conditional Use with exceptions by Priority, Inc. to install new signage at Stefano's Slo Food Market located at 731 Pennsylvania Avenue.

Motion by

Marilyn Montemayor, second by Alderperson Mitchell to approve with the following conditions: Applicant shall obtain all necessary permits prior to installation of the signs. The applicant shall properly maintain snail graphic and any issues of disrepair shall be addressed immediately. If, for whatever reason, the snail graphics falls into disrepair, the building owner will make the necessary repairs within 30 days. Maximum square footage of projecting sign is

15.3 sf. Maximum projection over right-of-way is 5 feet. Projecting sign shall be located a minimum of 10 feet above grade (bottom of sign to grade). Swinging projecting signs are not permitted. Any future signage for applicant and/or tenants shall be individual letter signs no cabinet or flat panel signs. 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. If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments. Exceptions granted: To be permitted seven (7) wall signs. To install a 274 sf wall sign (snail graphic) To install a

15.3 sf projecting sign To install an interior lit projecting sign Motion carried.

3.2 Application for Conditional Use with exceptions by Ranieri, LLC to operate Sheboygan Pasty Company from the detached garage located at 811 Indiana Avenue.

Motion by

Marilyn Montemayor, second by Ryan Sazama to approve with the following conditions: Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If using dumpsters, 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/enclosed and constructed of like materials and colors of the facility (HVAC equipment, hoods, venting, 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 the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Proposed and future signage at this site will be individual letter signs (no flat panel or interior lit cabinet signs). Staff may bring the proposed signage design back to the Plan Commission for review/approval. Sheboygan Pasty Co. temporary banners on the north and east sides of main tavern building on Indiana Avenue shall be removed by July 30, 2021. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary 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.). Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.). Applicant shall make exterior improvements to the building only as proposed and those improvements shall match the present design, materials and colors of the facility. If there are additional exterior improvements other than those presently proposed/discussed, this may require the City of Sheboygan Architectural Review Board review/approval. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion carried.

3.3 Res. No. 27 - 21 - 22 by Alderperson Mitchell pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan approving the final plat of Lincoln Estates subdivision in the Town of Sheboygan.

Motion by Dave Hoffman, second by Alderperson Mitchell to recommend approval. Motion carried.

#### 4. NEXT MEETING

July 27, 2021

#### 5. ADJOURN

5.1 Motion to Adjourn

Motion by Alderperson Mitchell, second by

Ryan Sazama to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4: 17