

CITY OF SHEBOYGAN

CITY PLAN COMMISSION

Tuesday, January 12, 2021

1. OPENING OF MEETINGMEMBERS PRESENT: Mayor Vandersteen, Alderperson Jim Bohren

(remote), Ryan Sazama, Jerry Jones (remote), Marilyn Montemayor (remote), David Hoffman and Don CvetanSTAFF/OFFICIALS PRESENT:

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

1.1 Call to Order

Chair Mayor Vandersteen 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

2.1 Approval of the Plan Commission minutes from December 15, 2020.

Motion by Dave Hoffmann, second by Ryan Sazama to approve. Motion carried.

### 3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Application for Conditional Use Permit with exceptions by Torginol, Inc. to construct two new tanks at their facility located at 4617 S. Taylor Drive.

Motion by Alderperson Jim Bohren, second by Ryan Sazama 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/approval of a proposed storm drainage plan prior to building permit issuance. 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 new lighting shall be installed per Section 1707 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. Applicant shall obtain all necessary permits for the storage of hazardous chemicals (applicant shall be in contact with building inspection, fire department, 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. Exception granted: To permit (2) 60.3 feet tall tanks. Motion carried.

3.2 R.O. 116 - 20 - 21 and G.O. 29 - 20 - 21 by Alderperson Donohue granting John Michael Kohler Arts Center, its successors and assigns, the privilege of encroaching upon described portions of the 600 block of New York Avenue in the City of Sheboygan for the purpose of adding a second entrance sign.

Motion by Marilyn Montemayor, second by Don Cvetan to recommend approval to the Common Council. Motion carried.

### 4. NEXT MEETING

January 26, 2021

### 5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, second by Dave Hoffmann to adjourn. Motion carried.

Being no further business the meeting adjourned at 4: 18 p.m.