

CITY OF SHEBOYGAN

PLAN COMMISSION

October 13, 2020

1. OPENING OF MEETING MEMBERS PRESENT: Mayor Michael Vandersteen, Dave Hoffman and Ryan Sazama MEMBERS PRESENT BY PHONE: Marilyn Montemayor and

Jerry Jones MEMBERS EXCUSED:

Alderperson Jim Bohren and Don Cvetan STAFF/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 September 29, 2020.

Motion by Dave Hoffman, second by Ryan Sazama to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Conditional use and variance application by Bethany Reformed Church to install a new electronic readerboard monument sign at 1315 Washington Avenue.

Motion by Ryan Sazama, second by Dave Hoffman to approve with the following conditions:

Applicant shall obtain the necessary sign permits prior to installation
Applicant shall meet Sections
15.804 (a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted. 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. The sign shall meet the minimum 12 foot setback to the property line. It is the applicant s responsibility to insure the sign meets the required setbacks. Sign messages and/or location shall not create any pedestrian/vehicular conflicts. Any future wall signage will be individual letter signs (no flat panel or interior lit cabinet signs). If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments.Variance granted To

have 62 sf monument sign. Motion carried.

3.2 Conditional use application by Sheboygan County Warming Center to operate a warming center at Ss. Cyril and Methodius Church located at 822 New Jersey Avenue.

Motion by Ryan Sazama, second by Dave Hoffman to approve with the following conditions:

Prior to operation/occupancy of the warming center, 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. City Development staff will issue a building permit only if the applicant has adequately satisfied all Sheboygan Fire Department issues and/or concerns. The warming center is permitted to operate yearly at Ss. Cyril and Methodius Church from October to April. This conditional use permit is for the warming center use only. No other temporary use may operate from this facility/site. This use permit is not transferable and any future proposal would require a new conditional use permit to operate from this property.

Applicant shall adequately monitor/regulate and maintain this property. In no instance shall the use create a nuisance for neighboring properties (noise, hours of operation, garbage, loitering, etc.). Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. No temporary signage shall be permitted on the building and/or the site. 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 streets and/or properties. Dumpsters shall be screened/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/enclose the dumpsters. Dumpster enclosure shall be completed prior to issuance of an occupancy permit. Outdoor storage of materials, products or equipment shall be prohibited. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

Motion carried.

3.3 Conditional Use and variance application by Corey Franklin to operate U-Haul from Arts BBQ located at 2329 S. Business Drive.

Motion by Ryan Sazama, second by Dave Hoffman to approve with the following conditions:

Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, storm drainage, etc. The applicant shall contact the building inspection department to inspect the new U-Haul use from this facility/property. The applicant shall reinstall the dumpster enclosure gates and the dumpster will be located inside the enclosure. The dumpster gates will be installed by October 30, 2020. 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 and/or streets. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. Applicant shall install individual letter signs no cabinet or flat panel signs. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage. Maximum number of U-Haul vehicles, trailers and equipment permitted on the site is 15. Only one (1) piece of U-Haul equipment may be located in the front of the property (between the front of building and the street west side of building). All other U-Haul vehicles, trailers and equipment shall be permitted on the north sideyard and east rear yard. Applicant may only display items from the paved parking lot - no U-Haul vehicles, trailers and equipment shall be

displayed and/or stored on any grass or landscaped area. All U-Haul trucks, trailers, equipment, etc. shall be completely located on the private 2329 S. Business Drive property (paved parking lot) and no portion shall cross property lines and/or be located on any adjacent private properties, public right-of-ways, landscape areas, etc. Applicant shall reinstall the curb stops at the northeast corner of the 2329 S. Business Drive parking lot so no vehicles can access the vacant property to the north from the Arts BBQ and U-Haul property. These curb stops will be reinstalled by October 30, 2020. Applicant shall adequately monitor/regulate and maintain the outdoor display area. In no instance shall the outdoor display areas create a nuisance for neighboring businesses (parking, garbage, sidewalk etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit. Display of materials, products and/or equipment shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use. The applicant may not store any unlicensed or inoperable vehicles on the property and may not do any type of auto repair outside the building. The proposal shall not negatively impact the overall parking requirements for the Art s BBQ and/or U-Haul use. There will be parking enough parking onsite for all customers and employees. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

4. NEXT MEETING

October 27, 2020

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, second by Ryan Sazama to adjourn. Motion carried.

Being no further business the meeting adjourned at 4: 20 p.m.