

CITY OF SHEBOYGAN

ZONING BOARD OF APPEALS

MAY 20, 2020

1. OPENING OF MEETING MEMBERS PRESENT: Ed Surek, Don Cvetan, Rob Ecker, Richard Linde, Keeli Johnson (remotely), Kevin Sampson, and Don Gerber STAFF/OFFICIAL PRESENT: Manager of Planning & Zoning Steve Sokolowski and Building Inspector Patrick Eirich

1.1 Call to Order

Chair Don Gerber called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

2. MINUTES

2.1 Approval of the Zoning Board of Appeal minutes from Dec 18, 2019.

Motion by Ed Surek, second by Richard Linde to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Variance application by Chad Mentink to Section 15.207 (7) of the City of Sheboygan Zoning Ordinance requesting to change one nonconforming use (auto detail) to another nonconforming use (HVAC Contractor) at 1504 N. 17 th Street.

Motion by Don Cvetan, second by Ed Surek to approve with 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, water, sewer, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).

An occupancy permit will be granted only at such time as the applicant has met all requirements. If using dumpsters, the dumpster(s) 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 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, 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 and/or streets. Applicant shall obtain the necessary sign permits prior to installation.

The maximum sign square footage permitted for a legal nonconforming business is 32 sf. New signage proposed shall be individual letter signs (no flat panel or interior lit cabinet signs).

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.

If staff has any concerns pertaining to sign design, staff may bring the proposed sign design back to the Board of Appeals for review/approval.

No temporary signage is permitted (banners, pennants, etc.). Prior to issuance of sign permit, the applicant shall remove all signage referencing the previous business. 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. 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. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.

In no instance shall the HVAC use create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.).

If any issue(s) arises, the Board of Appeals may again review the variance for this legal nonconforming use. If there are any amendments to the approved use/site plan, the applicant will be required to submit a new application reflecting those amendments. Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Richard Linde, second by Rob Ecker to adjourn. Motion carried.

Being no further business the meeting was adjourned at 3: 16 p.m.