

CITY OF SHEBOYGAN

ZONING BOARD OF APPEALS

March 17, 2021

1. OPENING OF MEETING MEMBERS PRESENT: Don Gerber, Richard Linde, Ed Surek,

Kevin Sampson, Rob Ecker, and Keeli Johnson MEMBERS EXCUSED:

Don Cvetan STAFF/OFFICIAL PRESENT: Building Inspector Jeffrey Lutzke

Manager of Planning & Zoning Steve Sokolowski

1.1 Call to Order

Chair Don Gerber called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

Kevin Sampson has a conflict of interest with item  
3.3

2. MINUTES

2.1 Approval of the Zoning Board of Appeal minutes from October 21, 2020.

Motion by Keeli Johnson, second by Rob Ecker

to approve. Motion carried.

### 3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Variance application by Nathan Torstenson requesting an 8 x 14 addition to the current 14 x 28 garage under construction at 3332 N 10 th St.

Motion by Keeli Johnson, second by Rob Ecker to approve as presented. Motion carried.

The applicant shall obtain the required building permits for this job (previous building permit has expired and he needs to include the new addition).

3.2 Variance application by Kurt Westly requesting to raze existing garage and build a 28 x 38 (1064 sq. ft.) garage 25 tall with attic storage. The dwelling footprint is 916 sq. ft at 2004 Lakeshore Dr.

Applicant confirmed size of new garage of

28 ' x 32 '. Motion by Keeli Johnson, second by Ed Surek to approve

as presented. Motion carried.

3.3 Variance application by Matthew Hardy requesting to pave a 9 '- 6 " wide driveway up to or within a few inches of side lot line on north side of house to access garage in backyard at 1719 S 13 th St.

Motion by Rob Ecker, second by Richard Linde to approve as presented. Motion carried.

Kevin Sampson abstained from vote.

3.4 Variance application by Kim Dietz requesting to operate a massage and chiropractor business at 1415 N 13 th St. currently zone as NR- 6 (Neighborhood Residential). This would be a nonconforming use.

Motion by Keeli John, second by Kevin Sampson to approve as presented 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, health, 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. 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 Keeli Johnson, second by Rob Ecker

to adjourn. Motion carried.

Being no further business the meeting was adjourned at 3: 33