

**MINUTES**  
**CITY PLAN COMMISSION**

City Plan Commission, Tuesday, January 11, 2011 at 4:00 P.M. in the Third Floor conference room, City Hall, 828 Center Avenue. Chairperson Mayor Bob Ryan presided.

Present: Mayor Ryan, John Van Der Male, Don Cvetan, Steve Hemsing, Ryan Sazama, Jerry Jones and Ald. Marilyn Montemayor

Staff present: Chad Pelishek and Steve Sokolowski

Others present: Tim Kramer, William Dawson, Patrick Drinan, James and Kathy Schnur, Scott Matula, Jennifer Lehrke, Joe Bronoski, Tiffany Nwabude, Andy Chappa and Bob Petrie

Mayor Ryan called the meeting to order at 4:00 P.M. and the Pledge of Allegiance was recited.

Approval of minutes of the December 14, 2010 meeting.

John Van Der Male moved, Jerry Jones seconded to approve the minutes of the December 14, 2010 meeting. The motion passed unanimously.

Conditional Use Permit and variance application by Bethany Reformed Church (Guest Youth Ministries) to install new signage at 1253 Washington Avenue with a setback of 6 feet, 2 inches.

Tim Kramer, representing the applicant, was present to discuss this matter with the Commission.

On October 12, 2010, the Plan Commission approved Bethany Reformed Church Guest Youth Ministries sign with the required 12 foot setback. The sign was actually installed 6 feet 2 inches off the property line and therefore, they are requesting a variance because the sign does not meet the 12 setback requirement.

Following due consideration, Steve Hemsing moved, Don Cvetan seconded to approve with the following conditions and variances:

1. Applicant shall obtain the necessary sign permits to install the sign.
2. Sign shall be setback 6' 2" from the property line.
3. 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.
4. The monument sign shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

The following variances were granted:

- A variance was granted to permit a 10 square foot monument sign where a 2 square foot sign is allowed in the SR-5 Suburban Residential zone.
- To install the sign with a 6 foot 2 inch setback to the property line where a minimum 12 foot setback is required.

The motion passed unanimously.

Conditional Use Permit, variance and sign permit to install signage at Brisco County Wood Grill, 539 Riverfront Drive.

William Dawson, representing the applicant, was present to discuss this matter with the Commission.

The existing awning at Brisco was recently damaged and the applicant is proposing to install a new awning with signage that identifies Brisco County Wood Grill. The new awning will be a total of 282 square feet (each side of the awning is 142 square feet (10.6 by 13.4 feet). Each awning sign will be approximately 72 square feet totally 144 square feet for two signs.

Following due consideration, Jerry Jones moved, John Van Der Male seconded to approve with the following conditions and variances:

1. Applicant shall obtain the necessary sign permits to install the sign.
2. 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 following variances were granted:

- Installation of a sign on an awning that serves as a roof where no roof signs are permitted.
- Installation of a 72 square foot sign where a maximum 50 square foot is permitted.

The motion passed unanimously.

Res. No. 190-10-11 authorizing the sale of City-owned property at 833 Center Avenue.

The City Engineering Department is moving out of this building and the City has an offer to purchase from the Sheboygan Columbus Institute. The Finance Committee is in the process of negotiating the purchase price.

Following due consideration, Jerry Jones moved, Ryan Sazama seconded to recommend approval of the Resolution. The motion passed 6-1 with Steve Hemsing abstaining.

Conditional Use Permit and variance application by Cory Kramer to operate Poseidon's restaurant/bar located at 434 Pennsylvania Avenue (the former Harbor Lights).

Scott Matula was present to discuss this matter with the Commission.

The applicant is proposing to continue to operate as a bar, but will be adding a kitchen to the first floor. The second floor apartment will be converted into dining space.

The tavern is zoned UR Urban Residential and is considered to be a legal nonconforming use. Therefore, the applicant is requesting a variance to add a kitchen and dining area and a variance from the parking requirements.

Following due consideration, Ryan Sazama moved, Ald. Montemayor seconded to approve with the following conditions and variances:

1. Prior to construction and operation of the remodeled area, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, food, occupancy etc.
2. Applicant may serve alcohol in this new 2<sup>nd</sup> floor addition if and only if all required liquor licenses/permits are obtained.
3. Applicant shall obtain the necessary conditional use/sign permits prior to installation.
4. If the applicant wishes to provide outdoor seating on City of Sheboygan Pennsylvania Avenue public street right-of-way, a sidewalk café permit shall be obtained. Sidewalk café permit will be obtained prior to use of the public right-of-way area for outdoor seating purposes.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.

The following variances were granted:

- Variance to convert the tavern into a restaurant and tavern by adding a kitchen and a second floor dining area where a nonconforming use shall not be extended, expanded, enlarged or increased in intensity.
- Variance was granted to provide zero (0) new parking spaces where a minimum number of parking spaces for an indoor commercial entertainment facility with a capacity of 19 people is 6 parking spaces.

The motion passed unanimously.

Conditional Use Permit application by Kerry Goedeke to add a meeting/party room within Sandee's Bar located 1202 Michigan Avenue.

Scott Matula was present representing the applicant.

The applicant is proposing to convert an existing apartment on the second floor into a meeting/party room. The second floor will have a capacity of approximately 34 people.

Following due consideration, Steve Hemsing moved, Ald. Montemayor seconded to approve with the following conditions:

1. Prior to construction and operation of the remodeled area, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, food, occupancy etc. This area will include the new 2<sup>nd</sup> floor space to be used as part of the tavern, as well as, the remodeled 2<sup>nd</sup> floor apartment
2. Applicant may serve alcohol in this new 2<sup>nd</sup> floor addition if and only if all required liquor licenses/permits are obtained.
3. If a dumpster is used, a dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.

The motion passed unanimously.

Site Plan Review application by Abacus Architects, Inc. to construct a new parking lot at Momentive Specialty Chemicals, 2522 South 24<sup>th</sup> Street.

Joe Bronoski, Tiffany Nwabude and Andy Chappa were present to discuss this matter with the Commission.

The applicant is proposing to construct a new 29,500 square foot paved parking area for semi-trailer parking and the new parking lot will be located on the western side of the site.

Following due consideration, Ald. Montemayor moved, Jerry Jones seconded to approve with the following conditions:

1. Submittal and approval of a proposed storm drainage plan.
2. 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.
3. All areas used for parking or maneuvering of vehicles shall be paved.
4. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

The motion passed unanimously.

Site Plan Review application by Old Wisconsin Sausage, 2413 Union Avenue to construct an addition and new driveway opening.

Jennifer Lehrke were present to discuss this matter with the Commission.

Old Wisconsin Sausage is proposing to construct a 275 square foot addition. While most of the work is interior, one of the projects includes a very small addition strictly for the purpose of providing a new, segregated entrance for employees who handle or otherwise come in contact

with raw meat products (whereas the existing entrance will be utilized by employees who handle cooked, or ready to eat, meat products.

The proposed addition is in keeping with the general design, arrangement, texture, materials and colors of the existing structure. The new entry will consist of cream colored walls constructed of scored concrete masonry units (CMU).

Following due consideration, Ald. Montemayor moved, Don Cvetan seconded to approve with the following conditions:

1. Submittal and approval of a proposed storm drainage plan.
2. 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.
3. Applicant shall obtain the necessary sign permit prior to installation.
4. Applicant shall work with staff with regards to the proposed parking lot reconfiguration and driveway cut.

The motion passed unanimously.

Res. No. 191-10-11 adopting the Indiana Avenue Redevelopment Plan and Implementation Strategy as an Amendment to the Harbor Centre Master Plan Phase III.

James and Kathy Schnur were present and expressed concern regarding adequate parking for the businesses located on Indiana Avenue between 9<sup>th</sup> and 10<sup>th</sup> Streets is being provided in the plan.

The City hired Vandewalle & Associates to develop a redevelopment plan and implementation strategy for the Indiana Avenue corridor from South 14<sup>th</sup> Street to Lake Michigan. The report suggests projects to improve adjacent residential neighborhoods, increase housing opportunities, enhance linkages between the Harbor Centre and other City commercial/recreation districts. The plan also contains goals to help guide development for the corridor.

Following discussion regarding the components of the plan, Ald. Montemayor moved, Steve Hensing seconded to recommend approval of the Resolution. The motion passed unanimously.

Being no further business, the meeting adjourned at 4:45 P.M.

Carol Rudie  
Recording Secretary