

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, April 27, 2010 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, Ald. Marilyn Montemayor, Ryan Sazama and Steve Hemsing

Excused: Jerry Jones and Don Cvetan

Staff present: Steve Sokolowski

Others present: Seth Fuller, Steve Weiss and Ed Wackowski

The meeting was called to order by Mayor Ryan and the Pledge of Allegiance as recited.

Approval of minutes of April 13, 2010 meeting.

John Van Der Male moved, Ald. Montemayor seconded to approve the minutes of the April 13, 2010 meeting. The motion passed unanimously.

Conditional Use Permit application by Moose Lodge #438 to construct a 256 square foot deck (16 by 16) along the east wall at 1811 Georgia Avenue.

Seth Fuller and Steve Weiss were present to discuss this matter with the Commission.

The deck will be used for smoking and members will be allowed to take beverages outside. The applicant indicated the people using the deck will be monitored in regards to keeping noise under control and the area free of litter.

The dumpsters will be located on the south side of the building and the Commission discussed enclosing the dumpsters. The applicant indicated they would provide a chain link fence with private decorative slatting to enclose their dumpsters.

The Architectural Review Board approved the project at their April 26, 2010 meeting.

John Van Der Male moved, Steve Hemsing seconded to approve with the following conditions:

1. Submittal and approval of a proposed storm drainage plan.

2. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If the dumpster is to be chain link, the applicant will install Privacy Decorative Slating (PDS).
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
5. Applicant shall obtain the necessary conditional use/sign permits prior to installation.
6. The applicant shall obtain all required building/occupancy permits.
7. Applicant shall obtain the necessary liquor license in order to serve alcohol both indoors and outdoors.
8. 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.

The motion passed unanimously.

R. O. No. 515-09-10 submitting a communication from Alice Hoffmann and her neighbors stating that they do not want the proposed bar to be allowed in their neighborhood at 1133 Michigan Avenue.

John Van Der Male moved, Ryan Sazama seconded to recommend the document be placed on file. The motion passed unanimously.

Disposition of old documents:

R. O. No. 368-02-03 relative to a communication from Michael Slimmer of the U.S. Post Office opposing the name of South Business Dr. II;

Com. No. 3-04-05 submitting a communication from Lester and Mary Gross regarding the proposed Wal-Mart store and dogs in parks;

R. O. No. 468-03-04 submitting a communication from Mr. and Mrs. Terry Teal requesting to purchase the piece of land located next to 1726 S. 15th St.;

Com. No. 6-04-05 submitting a communication from Jason Borden concerning Wal-Mart and their labor practices;

R. O. No. 55-04-05 regarding the razing and removal of buildings;

R. O. No. 164-04-05 submitting a communication from Andrew Bernot requesting acquiring land adjacent to his property near S. Business Dr.;

R. O. No. 350-05-06 submitting a communication from Charlotte Goetsch requesting that property adjacent to her property be deeded to her;

R. O. No. 223-05-06 submitting a communication from Major Allan Helstrom expressing interest in the property located at 1116 Huron Ave.;

R. O. No. 390-05-06 submitting a communication from Atty. Richard Hahn regarding a number of issues relating to the parking lot between Community Bank and City Hall;

R. O. No. 203-06-07 submitting a communication from the Wis. Dept. of Administration regarding the final plat of The Preserve at Briarwood;

Com. No. 25-0-08 submitting a communication from Marge Segalle regarding her concerns with Crossroads;

Gen. Ord. No. 54-07-08 creating Article IX of Chapter 110 of the Municipal Code regulating sidewalk cafes.

Com. No. 41-07-08 regarding a communication from Jerry Hemsing regarding outdoor seating/dining for drinking and eating;

R. O. No. 361-07-08 submitting a request from MI-TECH SERVICES, INC., regarding a utility easement within Municipal Parking Lot 11;

R. O. No. 111-04-05 submitting a communication from Willard Jepsen making a proposal to purchase a parcel of land east of 327 Superior Avenue;

R. O. No. 125-09-10 submitting a communication from Latinas Unidas of Wisconsin, Inc. to lease 1116 Huron Avenue; and

R. O. No. 152-09-10 submitting a communication from the Bread of Life Outreach Foundation to purchase 1116 Huron Avenue.

John Van Der Male moved, Ald. Montemayor seconded to recommend the documents be placed on file. The motion passed unanimously.

Being no further business, the meeting adjourned at 4:10 P.M.

Carol Rudie
Recording Secretary