

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, June 28, 2011 at 4:00 P.M. in the Third Floor conference room, City Hall, 828 Center Avenue. Chairperson Mayor Bob Ryan presided.

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

Staff present: Steve Sokolowski and Chad Pelishek

Others present: Roxanne Reedyk, Jacob Konrath, Scott Stangel, Craig Ostermann, Marilyn Montemayor and John Harrison

Chairperson Mayor Ryan called the meeting to order and the Pledge of Allegiance was recited.

Approval of minutes of the June 14, 2011 meeting.

John Van Der Male moved, Ald. Sampson seconded to approve the minutes of the June 14, 2011 meeting. The motion passed unanimously.

Conditional Use Permit and variance application by RLO Sign, Inc. to install signage at Central High School, 830 Virginia Avenue.

Craig Ostermann, Roxanne Reedyk, Jacob Konrath were present to discuss this matter with the Commission.

The existing freestanding sign will be removed and the proposed rooftop sign will be installed. The sign is proposed to be located on the west side of the building facing Water Street. The new sign will be 60 square feet and will state "Central High School Sheboygan Area School District".

Following due consideration, John Van Der Male moved, Ald. Sampson seconded to approve with the following conditions:

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.
3. Applicant shall remove existing freestanding signs as proposed.

The following variances were approved:

- Allow a sign on the roof where no sign shall be mounted on a roof.
- Install a 60 foot monument sign where a maximum permitted a wall sign is 24 square feet for a school in the Urban Residential (UR-12) zone.

The motion passed unanimously.

Conditional Use Permit and variance application by Quality State Oil Co. to change the signage on the canopies at Q-Mart, 1006 Geele Avenue.

Scott Stangel, representing the applicant, and Marilyn Montemayor, a neighboring property owner, were present to discuss this matter with the Commission.

CITGO is in the process of updating their signage. At this location, the canopy has 4 signs totaling 67 square feet and they are proposing 2 canopy signs totaling 41 square feet reducing the overall square footage and reducing the number of signs from 4 to 2.

There will be one 13 square foot CITGO channel letter sign on the west elevation of the canopy. There will be a 13 square foot CITGO channel letter sign and a 15 square foot “Trimark” identification sign on the south elevation of the canopy.

Following due consideration, Ryan Sazama moved, John Van Der Male seconded to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits to install the signs.
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 remove all existing canopy signs prior to sign permit issuance for the new canopy signage.
4. All temporary signage/banners shall be removed prior to sign permit issuance.

The following variances were granted:

- Allow a portion of the CITGO “Trimark” identification sign extend 12 inches above the canopy where no sign shall be located on the roof or the top horizontal plane of the canopy.
- To allow 28 square feet of signage on the south side of the canopy where a maximum 20 square foot canopy signage is allowed.

The motion passed 6-0 with Mayor Ryan abstaining.

Conditional Use Permit and variance application by Quality State Oil Co. to change the signage on the canopies at Q-Mart, 2420 Calumet Drive.

Scott Stangel was present representing the applicant.

Currently the canopy has 4 signs totaling 67 square feet and the applicant is proposing 2 canopy signs totaling 41 square feet reducing the overall square footage and reducing the number of signs from 4 to 2.

There will be one 13 square foot CITGO channel letter sign on the east elevation of the canopy. There will be a 13 square foot CITGO channel letter sign and a 15 square foot “Trimark” identification on the north elevation of the canopy.

Following due consideration, Ryan Sazama moved, Steve Hemsing seconded to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits to install the signs.
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 remove all existing canopy signs prior to sign permit issuance for the new canopy signage.
4. All temporary signage/banners shall be removed prior to sign permit issuance.

The following variances were granted:

- Allow a portion of the CITGO “Trimark” identification sign extend 12 inches above the canopy where no sign shall be located on the roof or the top horizontal plane of the canopy.
- To allow 28 square feet of signage on the south side of the canopy where a maximum 20 square foot canopy signage is allowed.

The motion passed 6-0 with Mayor Ryan abstaining.

Conditional Use Permit and variance application by Quality State Oil Co. to change the signage on the canopies at Q-Mart, 1508 South 8th Street.

Scott Stangel was present representing the applicant and John Harrison, an adjoining property owner, were present to discuss this item.

Currently the canopy has 4 signs totaling 67 square feet and the applicant is proposing 2 canopy signs totaling 71 square feet increasing the overall square footage but reducing the number of signs from 4 to 2.

There will be one 23 square foot channel letter sign on the north elevation of the canopy. There will be a 23 square foot CITGO channel letter sign and a 25 square foot “Trimark” identification sign on the east elevation of the canopy.

Mr. Harrison expressed concern regarding litter, temporary signs on the fence along the south property line and delivery trucks parked in the handicap stalls.

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

1. Applicant shall obtain the necessary sign permits to install the signs.

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 remove all existing canopy signs prior to sign permit issuance for the new canopy signage.
4. All temporary signage/banners shall be removed prior to sign permit issuance.

The following variances were granted:

- Allow a portion of the CITGO “Trimark” identification sign extend 18 inches above the canopy where no sign shall be located on the roof or the top horizontal plane of the canopy.
- To allow 23 square feet of signage on the north side of the canopy where a maximum 20 square foot canopy signage is allowed.
- To allow 48 square feet of signage on the east side of the canopy where a maximum 20 square foot canopy signage is allowed.

The motion passed 6-0 with Mayor Ryan abstaining.

Conditional Use Permit and variance application by Quality State Oil Co. to change the signage on the canopies at Q-Mart, 3715 Washington Avenue.

Scott Stangel was present representing the applicant.

Currently the canopy has 4 signs totaling 67 square feet and the applicant is proposing 2 canopy signs totaling 71 square feet increasing the overall square footage but reducing the number of signs from 4 to 2.

There will be one 23 square foot channel letter sign on the west elevation of the canopy. There will be a 23 square foot CITGO channel letter sign and a 25 square foot “Trimark” identification sign on the east elevation of the canopy.

Following due consideration, Ryan Sazama moved, Jerry Jones seconded to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits to install the signs.
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 remove all existing canopy signs prior to sign permit issuance for the new canopy signage.
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The following variances were granted:

- Allow a portion of the CITGO “Trimark” identification sign extend 18 inches above the canopy where no sign shall be located on the roof or the top horizontal plane of the canopy.

- To allow 23 square feet of signage on the north side of the canopy where a maximum 20 square foot canopy signage is allowed.
- To allow 48 square feet of signage on the east side of the canopy where a maximum 20 square foot canopy signage is allowed.

The motion passed 6-0 with Mayor Ryan abstaining.

Resolution of the Plan Commission calling for a Public Hearing on proposed Tax Incremental District No. 16 (Schuchardt property) creation in the City of Sheboygan.

Chad Pelishek explained the purpose of the proposed TIF district. TIF funds will be used for the purchase of the property and other development costs. The public hearing will be held at the July 26, 2011 Plan Commission meeting.

Jerry Jones moved, John Van Der Male seconded to approve the Resolution calling for a Public Hearing. The motion passed unanimously.

Being no further business, the meeting adjourned at 4:25 P.M.

Carol Rudie
Recording Secretary