

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, August 10, 2010 at 4:00 P.M. in the Third Floor conference room, City Hall, 828 Center Avenue. Vice-chairperson Jerry Jones presided.

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

Excused: Mayor Ryan and Don Cvetan

Staff present: Steve Sokolowski

Others present: Craig Ostermann, Ann Giuliani and Sandy Wicks

Jerry Jones called the meeting to order and the Pledge of Allegiance was recited.

Approval of minutes of July 27, 2010 meeting.

Ald. Montemayor moved, John Van Der Male seconded to approve the minutes of the July 27, 2010 meeting. The motion passed unanimously.

Conditional Use Permit and Variance application by RLO Sign, Inc. to install a new monument sign at New Orthodontics located at 1118 N. 31st Street.

Craig Ostermann was present to discuss this matter with the Commission.

The new monument sign will replace an existing monument sign in the same location. The new sign will be rotated so it will be parallel to North 31st Street and perpendicular to Wilgus Avenue so it can be seen from both directions. The sign is approximately 50 square feet (both faces) and will be internally illuminated.

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

1. Applicant shall obtain the necessary sign permit prior to installation.
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. The freestanding sign shall setback a minimum four (4) feet from Wilgus Avenue and a minimum of ten (10) feet from N. 31st Street (measured from the closest part of the sign to the property line – from the portion of the sign that overhangs the foundation/base)
4. The proposed monument sign shall be located outside of the vision triangle per section 15.703 of the City of Sheboygan Zoning Ordinance.

5. 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 motion passed unanimously.

Conditional Use Permit and Variance application by Poblocki Sign Company to install signage at Pizza Hut located at 2727 S. Business Drive.

Ann Giuliani and Sandy Wicks were present to discuss this matter with the Commission.

The applicant is proposing to replace the existing Pizza Hut signage with new signage in the same approximate locations. Both signs are proposed to be 70 square feet (9 by 7.5 feet). The signs are proposed to be located on the north and south sides of the roof. The new letter signs will be internally illuminated with LED lights. The existing Pizza Hut pylon sign will be refaced, box in the support pole of the sign and move up the readerboard portion of the sign to give more of a one cabinet sign appearance instead of two separate signs. The sign is proposed to remain 50 square feet (3 by 17 feet).

The applicant is requesting a variance to locate a sign on the roof. The Zoning Ordinance does not allow a sign mounted on a roof.

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

1. Applicant shall obtain the necessary sign permit prior to installation.
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. The freestanding pylon sign shall be no closer to the property line than the existing sign.
4. The pole portion of the existing pylon sign will be boxed in (pole cover) utilizing materials and colors similar to the restaurant building.
5. No sign shall be located above the top horizontal plane of the roof.

The motion passed unanimously.

Conditional Use Permit and Variance application by Poblocki Sign Company to install signage at Pizza Hut located at 1107 North 14th Street.

Ann Giuliani and Sandy Wicks were present to discuss this matter with the Commission.

The applicant is proposing to replace the existing Pizza Hut signage with new signage in the same approximate locations. Both signs are proposed to be 50 square feet (3 by 17 feet). The

signs are proposed to be located on the north and south sides of the roof and the new letters will be internally illuminated with LED lights.

The applicant stated the existing Pizza Hut pylon sign will be removed.

The applicant is requesting a variance to locate a sign on the roof. The Zoning Ordinance does not allow a sign mounted on a roof.

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

1. Applicant shall obtain the necessary sign permit prior to installation.
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. No sign shall be located above the top horizontal plane of the roof.
4. The pylon sign shall be removed.

The motion passed unanimously.

Application by 2803 S. Taylor LLC for a driveway opening at 2803 S. Taylor Drive.

Applicant requested this matter be placed on the next agenda.

Following due consideration, Steve Hemsing moved, Ald. Montemayor seconded to hold. The motion passed unanimously.

Being no further business, the meeting adjourned at 4:30 P.M.

Steve Sokolowski
Manager of Planning and Zoning