

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, September 14, 2010 at 4:00 P.M. in the Third Floor conference room, City Hall, 828 Center Avenue. Mayor Bob Ryan presided.

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

Excused: Jerry Jones

Staff present: Steve Sokolowski

Others present: Jeff Mehn, David Wright and Doug Gilman

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

Approval of minutes of August 24, 2010 meeting.

Ald. Montemayor moved, Steve Hemsing seconded to approve the minutes of the August 24, 2010 meeting. The motion passed unanimously.

Conditional Use Permit application by Above & Beyond Children's Museum to install new signage at the museum located at 902 North 8th Street.

Jeff Mehn was present to discuss this matter with the Commission.

The applicant is proposing to replace the existing signage on the entrance columns to the museum. The signs are 36 square feet (2 x 18) each for a total of 72 square feet and will read "Children's Museum".

Following due consideration, Ryan Sazama 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.

The motion passed unanimously.

Conditional Use Permit and variance application by Lakers Ice Center to install new signage at the Blue Line Center located at 1202 S. Wildwood Avenue and to add off-premise signage on the existing Wildwood Athletic Park sign located at the southeast corner of New Jersey Avenue and Wildwood Avenue.

David Wright was present to discuss this matter with the Commission.

The applicant is proposing to share the Sheboygan Softball Association monument sign located at the southeast corner of New Jersey Avenue and Wildwood Avenue. The sign would help direct visitors and public skaters to the ice center and would be utilized from mid-September to mid-April. The panel sign will be approximately 15 square feet (3 x 5).

The second sign would be on the Laker's Ice Center property and direct people over the tracks and up the hill to the Blue Line Ice Center. The dimensions of the sign are 8'6" by 6' but the actual signage on the sign will be approximately 17 square feet.

Following due consideration, Ald. Montemayor moved, Steve Hemsing seconded to approve with the following conditions and encourages the applicant to use a more prominent arrow on the off-premise sign.

1. Applicant shall obtain the necessary sign permits to install the sign.
2. Applicant shall meet the minimum setback of 12 feet from the property line for the sign to be located on the Blue Line Center property.
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 off-premise sign is approved as proposed only. If there are any changes proposed in the future, the applicant will need to have any and all changes/amendments approved by the Plan Commission.

A variance was granted to install a Sheboygan Lakers Ice Center off-premise directional sign where an off-premise sign is not permitted.

The motion passed unanimously.

Conditional Use Permit application by Douglas Gilman to construct a new outdoor seating area at Penn Avenue Pub located at 827 Pennsylvania Avenue.

Doug Gilman was present to discuss this matter with the Commission.

The applicant is proposing to construct a new outdoor patio on the south/rear side of the tavern. Permanent wood seating benches and planters will be used to define the patio area. The deteriorating concrete area and the grass area adjacent to the parking lot are proposed to be removed and new concrete will be installed.

Following due consideration, Steve Hemsing moved, Ryan Sazama seconded to approve with the following conditions and recommended that any permanent structures be constructed/installed a minimum of two (2) feet from the property lines so such structures are not negatively impacted by the snowplowing that takes place in the adjacent City parking lot:

1. Submittal and approval of a proposed drainage plan.
2. The applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc.
3. Applicant shall insure that all patio improvements, landscaping, structures, etc. will all be located on the Penn Avenue property and not cross a property line (nothing will be located on the City of Sheboygan property).

4. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
5. All areas that are not paved shall be landscaped with grass and/or approved landscaping.
6. A conditional use/sign permit shall be obtained prior to installing signage on the site. No temporary signage permitted.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. Applicant shall obtain the necessary liquor license in order to serve alcohol in building addition tavern space.
9. 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.

Res. No. 89-10-11 authorizing the appropriate City officials to execute the Dock Space Agreement between the City and WINSA for berthing of the ex-CANON in the Sheboygan River.

WINSA needs a dock space agreement with the City in order to submit documentation to the US Navy that WINSA has some commitment from the City of Sheboygan that the Cannon can be located in Sheboygan. Approval of this document will keep the project moving forward.

Following due consideration, Ald. Montemayor moved, Ryan Sazama seconded to recommend approval of the Resolution. The motion passed unanimously.

R. O. No. 197-10-11 submitting a petition for direct annexation by unanimous approval for DHP, LLC (David A. Heather, 1232 N. 40th St.).

DHP, LLC is proposing to annex a vacant, single-family dwelling located at 1232 N. 40th Street.

Following due consideration, Ald. Montemayor moved, Ryan Sazama seconded to recommend approval of the annexation and that proper documents be drawn and passed to annex the property. The motion passed unanimously.

Being no further business, the meeting adjourned at 4:15 P.M.

Carol Rudie
Recording Secretary