



CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Tuesday, September 24, 2013 in the 3rd Floor Conference Room at City Hall, 828 Center Avenue. Mayor Mike Vandersteen presided.

Present: Mayor Mike Vandersteen, John Van Der Male, Ryan Sazama and Jose Araujo

Excused: Ald. Scott Versey, Jerry Jones and Don Cvetan

Staff present: Steve Sokolowski, Chad Pelishek and Janet M Duellman

Others: Bobbi Blacklock, Michael Li, Erik Jensen and Mark Gregor

The meeting was called to order at 4:03 pm and the Pledge of Allegiance was recited.

Approval of minutes of the September 10, 2013 meeting.

Jose Araujo moved to approve the minutes, Ryan Sazama seconded. Motion passed unanimously.

Conditional Use and variance application by Sheboygan Area School District to install a new wall sign at the Elementary School for the Arts and Academics located at 3508 N. 21st Street (Pigeon River School).

Bobbi Blacklock was present.

Sheboygan Area School District is proposing to install a new 40sf (4 x 10) wall sign advertising the "Elementary School for the Arts and Academics" which is located at Pigeon River School. The sign will help direct people between the two schools.

Jose Araujo moved, Ryan Sazama 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.

Variance Granted:

- To install a 40sf wall sign.

The motion passed unanimously.

Conditional Use Permit and variance application by Michael and Guanyun Li to operate a Chinese Restaurant at 1949 N. 8th Street.

Michael Li and Erik Jensen were present along with neighbor Mark Gregor.

The 3,000sf restaurant will be designed to seat approximately 50 patrons serving buffet style and from the menu Chinese food. The hours of operation will be 6 or 7 days a week from 11:30am to 9:00pm with approximately five (5) employees. The applicant is proposing to remodel all 1st floor area including new kitchen, food prep and dish wash rooms, new equipment, new restrooms, and new dining area, etc. On the exterior the applicant is proposing to repair/ refinish some of the weathered areas on the building, removed signage referring to the Grotto Restaurant, remove existing window and panel, remove existing door and upper panel, reface existing legal nonconforming projecting sign, repair and paint existing trim and panels. Remove existing awnings, etc. Applicant is going to reface the existing legal nonconforming projecting sign.

An email from Julie Turzynski a neighbor in opposition of the proposed Chinese Restaurant was received. She stated that there are too many Chinese Restaurants in Sheboygan.

Erik Jensen stated that they are going to make substantial changes including ventilation, kitchen, and entrance. These changes will give the building a higher value when completed and benefit the neighborhood.

The committee discussed the liquor license and if it needed to go to Architectural Review Board.

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

1. Prior to operation/occupancy of the restaurant, the applicant shall obtain an occupancy permit as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, alcohol, etc.
2. Dumpsters shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen/enclose the dumpsters.
3. Outdoor storage of materials or equipment shall be prohibited.
4. 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.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
6. Applicant shall obtain sign permits prior to the installation of any new signage at the site.
7. Applicant will remove all signage and references to the Grotto.
8. Prior to operation/occupancy of the restaurant, the applicant shall repaint the all weathered portions of the building, remove all weathered awnings, paint existing trim and panels, remove existing door and upper panel, remove existing window and panel, remove all signage referring to the previous Grotto Restaurant use (per the drawings provided by LJM Architects for the owner).
9. If there are any amendments to the approved plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Variance Granted:

- To have zero (0) off-street parking spaces.

The motion passed unanimously.

An R. O. 133-13-14 by the City Clerk submitting a communication from Kevin Fetterer of 4th Street Tap inquiring about purchasing the parking lot of the Armory, east side of the alley to 4th Street.

Steve Sokolowski informed the committee that the Armory facility and parking lot are on separate parcels and if the City was ever to consider selling these properties they should be sold together. Therefore, staff is recommending filing the communication due to the fact that if the Armory building and/or property was ever sold, the parking lot should be sold with the building.

Also the parking lot is use for overflow from the marina. Mr. Fetterer can apply for a temporary use if he would like to hold an event on the parking lot parcel.

Ryan Sazama moved to file, Jose Araujo seconded.

The motion passed unanimously.

Site Plan application by Alaark Tooling and Automation to construct a new building addition to the facility located at 4336 Gateway Drive.

Erik Jensen was present.

Mr. Jensen explained that Alaark Tooling and Automation is a company specializing in tool and die work, automation and machine parts. The addition is required due to increasing orders and will provide space for both steel and stainless steel fabricating. The proposed addition is 12,500sf (107 x 116) and is located on the north side of the existing facility. The existing facility is presently 29,000sf. The addition will increase the size of the facility to 41,500sf. Site improvements will include 17 additional parking spaces at the northeast corner and southwest corner of the existing parking lots, a new screened dumpster area and new landscaping. Alaark has 55 employees which may increase by 10 over the next 5 years.

Erik Jensen discussed the Landscape plan and submitted a new plan for review.

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

1. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, driveway, occupancy, etc.
2. Submittal and approval of a proposed storm drainage plan.
3. Submittal and approval of a proposed landscape plan.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster.

6. Outdoor storage of materials, products or equipment shall be prohibited.
7. 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.
8. All areas used for parking or maneuvering of vehicles shall be paved.
9. Applicant shall meet minimum required paving setbacks of 50 feet at the front/Behrens Drive and 25 feet at the east/Gateway Drive and the north property lines (paved turnout proposed at the northeast corner of the parking lot/site shall meet the minimum 25 foot setback requirement.).
10. The new building shall meet the minimum building setbacks of 25 feet to the west/sideyard and north/rear yard (building is located right on and very close to the minimum required 25 foot building setback).
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. The addition will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
13. A sign permit shall be obtained prior to installing signage on the site. Any signage must be reviewed and approved by the City of Sheboygan Architectural Review Board as required by the protective covenants of the Sheboygan Business Park.
14. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
15. Applicant will provide adequate public access along Behrens Drive and Gateway Drive and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
16. Applicant shall meet all of the protective covenants of the Sheboygan Business Park.
17. 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.

Adjournment.

John Van Der Male moved to adjourn, Jose Araujo seconded.

The motion passed unanimously. Meeting adjourned at 4:27 pm.

Janet M Duellman
Recording Secretary