



CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Tuesday, May 28, 2013 in the 3RD Floor Conference Room at City Hall, 828 Center Avenue. Mayor Mike Vandersteen presided.

Present: Mayor Mike Vandersteen, Jerry Jones, John Van Der Male, Ryan Sazama, and Don Cvetan

Absent: Ald. Scott Versey

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

Others: Rick Neerhof (Nemschoff) and John Streu (Vinton)

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

Approval of minutes of the May 14, 2013 meeting.

John Van Der Male moved to approve the minutes, Don Cvetan seconded. Motion passed unanimously.

Site plan review application by Vinton Construction Company to construct/operate a temporary batch plant on the Van Der Vaart property located at 1436 S. 15th Street.

John Streu was present to discuss this item.

Mr. Streu indicated the batch plant will be used to produce concrete for City of Sheboygan and WI DOT Eisner Avenue and S. Business Drive/County OK construction projects. The batch plant operation is proposed to be located at the southeast corner of the Van Der Vaart property - the low spot between Broadway Avenue, S. Business Drive and the railroad tracks in an effort to minimize impact on the surrounding uses/properties. The batch plant will run approximately from June to the beginning of November. The batch plant operation is not a daily occurrence but will be used when concrete material is needed. The batch plant will operate from 7:00am to 5:00pm Monday-Friday with possible Saturdays depending on weather and project progress.

John Van Der Male motioned, Jerry Jones seconded to approve with the following conditions:

1. Applicant shall obtain all permits necessary to operate the batch plant including but not limited to building, electrical, plumbing, HVAC, water hook up permits, erosion control, WI DNR, etc.
2. Applicant shall not create any nuisances to the surrounding neighborhood due to the operation of the batch plant including but not limited to noise, dust, traffic, tracking of materials, etc.
3. Applicant shall adequately clean up all streets/public right-of-way from dust, tracking, etc.

4. Applicant shall operate batch plant per City of Sheboygan Municipal Ordinance pertaining to hours of operation.
5. Applicant shall disassemble the temporary batch plant by November 22, 2013

The motion passed unanimously.

Gen. Ord. No. 6-13-14 and R. O. No. 25-13-14 relative to granting Nemschoff Chairs, Inc. the privilege of encroaching upon described portions of the dead end road right-of-way located at 2218 Julson Court for the purpose of improving and maintaining the property as a parking lot.

In September of 2012, the Plan Commission approved Nemschoff's Phase 1 parking plan on the south side of their facility located at 2218 Julson Court. At that time, Nemschoff informed the Plan Commission they would likely be back in the near future for approval of the Phase 2 parking plan. Phase 2 required utilization of City owned property as well as portions of the unimproved N. 22nd Street right-of-way. The Plan Commission recently reviewed and recommended approval to execute a lease agreement with Nemschoff to utilize City of Sheboygan private property for their phase 2 parking plan.

Today the Plan Commission is reviewing an encroachment request by Nemschoff to use portions of the unimproved N. 22nd Street for their Phase 2 parking lot. Staff is recommending that the Plan Commission approve of the encroachment.

Ryan Sazama motioned to approve, Don Cvetan seconded.

The motion passed unanimously.

Adjournment.

John Van Der Male motion to adjourn, Jerry Jones seconded.

The motion passed unanimously. Meeting adjourned at 4:07 pm.

Janet M Duellman
Recording Secretary