

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, May 29, 2012 at 4:00 P.M. in the Lower Level Training room at City Hall, 828 Center Avenue. Chairperson Mayor Terry Van Akkeren presided.

Present: Mayor Terry Van Akkeren, Todd Wolf, John Van Der Male, Ald. Julie Kath, Don Cvetan and Ryan Sazama

Excused: Jerry Jones

Staff present: Steve Sokolowski, Chad Pelishek and Kristin Reichart

Others: Tyler Dean, Brent Forte and Lisa Hurley

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

Approval of minutes of the May 15, 2012 meeting.

John Van Der Male moved, Ald. Julie Kath seconded to approve the minutes of the May 15, 2012 meeting. The motion passed unanimously.

Conditional Use Permit application and Variance application by Homecare Health Services to add an additional monument sign on the East side of the property located at 2024 Kohler Memorial Drive.

Lisa Hurley was present to discuss this matter.

Marshall Sign is proposing to install a new monument sign for Home Care Health Services located at 2024 Kohler Memorial Drive. The proposed monument sign is 28sf and four (4) feet tall. The quality signage will clearly identify Home Care Health Services office location and professional image. There is an existing free standing monument sign on the west side of the office facility for David Begalke and Associates. The sign is located far from Kohler Memorial Drive and will not impact any traffic or have any adverse effect.

Todd Wolf moved, Don Cvetan seconded to approve the Conditional Use Permit and Variance application subject to the following conditions:

1. The necessary sign permits shall be obtained 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. All freestanding signs shall meet the required 12 foot setback from all property lines (closet edge of sign to property line).
4. The free standing signs shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

The following variance was granted:

1. To have two (2) monument signs – maximum number of monument signs is one (1) per street frontage (1 street frontage = 1 sign permitted).

The motion passed unanimously.

Conditional Use Permit and Variance application by Site Enhancement Services to install new Advance Auto Parts signage (monument and wall) at the new multi-tenant facility to be constructed at the northeast intersection of Calumet Drive and North Avenue (Parcel #s 630530 and 630535).

Tyler Dean and Brent Forte were present to discuss this matter.

Site Enhancement Services is proposing to install new Advance Auto Parts signage at the new multi-tenant facility to be constructed at the northeast intersection of Calumet Drive and North Avenue (Parcel #s 630530 and 630535). The applicant stated there will be an 81sf (2.3 x 32) “Advance Auto Parts” wall sign facing Calumet Drive, an 81sf (2.3 x 32) “Advance Auto Parts” wall sign facing North Avenue and 75sf (5 x 15) “Advance Auto Parts” monument sign at the southwest corner of the property (northeast intersection of the Calumet Dr. and North Ave). The proposed monument sign will be eight (8) feet high. The sign is proposed to be located 7 feet 9 inches from the property line.

The commission discussed concerns regarding the reduced setback of 7 feet 9 inches at its proposed location to the North Avenue and Calumet Drive intersection and the potential concerns to public safety, vehicular conflicts and/or pedestrian conflicts. The applicant spoke to these Plan Commission concerns and stated the sign is outside the vision triangle and that the skewed angle of the intersection helps vision.

Ryan Sazama moved, Ald. Julie Kath seconded to approve the Conditional Use Permit and Variance application subject to 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. 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.
4. Sign shall be setback a minimum of 7 feet 9 inches to the property line (closest edge of sign to property line). Applicant is responsible to insure the sign meets the required 7 foot 9 inch sign setback.
5. Applicant shall verify that the proposed sign location is located outside of the vision triangle per Section 15.703 of the City of Sheboygan Zoning Ordinance, Visibility Standards (15 feet to the east along North Avenue and 15 feet north along Calumet Drive).

The following variance was granted:

1. Install a monument sign with a 7 foot 9 inch setback to the property line – minimum sign setback required is 12 feet from the property line, or 24 feet from the face of the curb.

The motion passed unanimously.

Conditional Use Permit and Variance application by Golden Living Center to construct a new porte cochere (canopy) at the entrance on the north side of the facility located at 3129 Michigan Avenue.

The applicant was not present to discuss this matter. John Van Der male moved, Todd Wolf seconded to table this item until the next meeting. The motion passed unanimously.

Being no further business, John Van Der Male moved, Todd Wolf seconded to adjourn the meeting at 4:40 p.m. Motion carried.

Kristin Reichart
Recording Secretary