



## CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Tuesday, April 29, 2014 in the 3<sup>rd</sup> Floor Conference Room at City Hall, 828 Center Avenue. Mayor Mike Vandersteen presided.

Present: Mayor Mike Vandersteen, Ryan Sazama, Jose Araujo, Ald. John Belanger, John Van Der Male and Don Cvetan

Excused: Jerry Jones

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

Others: Richard Linde, Todd Smith, Ken Horkan, Brian Dunton, Ald. Julie Kath, Chris Kennedy, Joe Bronoski and Mark Gramz.

The meeting was called to order at 4:00 pm and the Pledge of Allegiance was recited.

### Approval of minutes of the April 8, 2014 meetings.

Ald. John Belanger moved to approve the minutes, John Van Der Male seconded. Motion passed unanimously.

### Conditional Use and variance application by First United Lutheran Church to install a new monument sign with an electronic message center at the northwest corner of the church property located at 2401 Kohler Memorial Drive.

Brian Dunton, Richard Linde, and Todd Smith were present.

Applicant is proposing to install a new 8 foot high monument sign with an electronic message center on the church property located at 2401 Kohler Memorial Drive. The top portion of the sign will be advertise "First United Lutheran Church" and will have interior lit letters. The new readerboard is approximately 20sf which will replace the existing manual readerboard. The new sign will allow us greater ability to post worship times, announcements for upcoming events and activities for the church. This will eliminate the need for banners or other temporary signs. The sign will allow the public to actually read the information. The new sign offers letters that are very readable from the street with LED technology in amber color. It will present the information both day and night for the public to read.

Mr. Dunton stated that the new sign is smaller than the current sign.

Committee discussed current vs new sign size.

Ald. John Belanger moved, Don Cvetan 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.
3. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning

Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.

4. The sign shall meet the minimum 12 foot setback from the property line (closest edge of sign to property line). It is the responsibility of the applicant to insure the sign meets the required 12 foot sign setback.
5. Maximum height of sign is 8 feet (top of sign to grade).
6. Applicant shall remove temporary banner located at the northwest corner of the property advertising "Great Beginnings Preschool" (white PVC posts) prior to sign permit issuance.

Variance granted:

- Install a 96sf monument sign – Maximum sign is 24sf.

The motion passed unanimously.

Conditional Use Permit application by Dirker Investments, LLC to construct a new multi-tenant facility on Parcel #215132 along the Taylor Heights Frontage Road (directly south of Community State Bank and Trust).

Joe Bronoski was present to discuss this item along with neighbors Chris Kennedy, Ken Horkan, and Ald. Julie Kath.

Applicant is proposing a new two tenant, 7,500sf, single story building to be constructed on the vacant .93 acre parcel directly south of Community State Bank Trust and west of the former/vacant Sentry Grocery Store on the Taylor Heights Frontage Road. The larger space, on the south side of the building will be 5,000 square feet and will be occupied by Dirker Chiropractic. Dirker Chiropractic has been serving Sheboygan and the neighboring communities since 1995. Dirker Chiropractic provides wellness programs, nutrition programs, weight loss programs, food allergy testing, exercise rehabilitation, etc. The 2<sup>nd</sup> tenant space is 2,500sf and the tenant is unknown at this time.

The committee discussed fire access and stabilization of slope toward S. Taylor Drive.

Mr. Bronoski stated that he has worked with Building Inspection and Chuck Butler, Fire Dept, and no variances are required. During construction the bank will be stabilized and the foundation wall is 4ft deeper than normal.

John Van Der Male moved, Jose Araujo seconded with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed landscape plan that provides a legend that shows how the four (4) landscape criteria are being met.
3. Submittal and approval of a proposed storm drainage plan.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.

5. Outdoor storage of materials, products or equipment shall be prohibited.
6. 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.).
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 and maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Applicant shall obtain the necessary conditional use/sign permits prior to installation.
11. Applicant shall be permitted a freestanding monument sign(s) for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
12. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
13. Applicant shall meet all vision triangle requirements of Section 15.703 of the City of Sheboygan Zoning Ordinance.
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. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
16. Applicant will provide adequate public access along S. Taylor Drive and the Taylor Heights frontage road and will take all appropriate actions to minimize the time period that these sidewalks and streets will be closed/affected.
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.

Conditional Use Permit and variance application by Creative Sign Company, Inc. to install new signage at the Sheboygan Marc Cinema located at 3226 Kohler Memorial Drive.

Mark Gramz was present.

The existing theater is being renovated to bring it into the new Marc Cinema prototype. It will continue to function as a theater, but with their new corporate branding, with that being said the applicant is proposing to install several new wall signs and a free standing sign at the Sheboygan Marc Cinema located at 3226 Kohler Memorial. On the front/West elevation Wall will be a 54sf "Zaffiro's" sign painted on the wall, 51sf illuminated channel letter and logo sign saying "Dream Lounger" and the existing tower will be repainted and the blue neon will be replaced with LED tubing and new Lexan panels over the new tubing. The South elevation will contain a 54sf "Zaffiro's" painted wall sign and a 49sf "Super Screen DLX" illuminated channel letters. The 18ft Monument sign on the SE corner of Taylor and Kohler Memorial Dr. will have a cabinet of 130sf along with 4 aluminum tenant signs advertise Marcus Cinema, Super Screen DLX, Zaffiro's, and Dream Lounger which will be a double faced sign that is internally illuminated. This sign will replace the existing 30 foot pylon sign. New monument sign will be shorter in height and will have a smaller cabinet sign than the existing pylon sign.

The committee discussed the east side of the building and encouraged the applicant to potentially add signage on this side of the building because it is fairly large blank wall that has a large amount of Taylor Drive street frontage. New signage on the east side of the building may better identify the theater and may improve the buildings appearance along Taylor Drive.

Mr. Gramz stated he is willing to work with staff on adding signage to the east side of the building.

Ald. John Belanger moved, Don Cvetan seconded 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.
3. The sign will be a maximum of 18 feet high (grade to peak of sign).
4. All freestanding signs shall meet the required 12 foot setback from all property lines (closet edge of sign to property line). It is the responsibility of the applicant to insure the sign meets the required 12 foot sign setback.
5. Applicant shall adequately maintain all painted wall signs.
6. Applicant shall remove temporary banner located on the south elevation of the building advertising "All Movies \$5.00 on Tuesdays" prior to sign permit issuance.
7. Applicant may work with staff with regards to installing signage on the east side of the building. Staff may bring the proposed signage design back to the Plan Commission for review.

Variances granted:

- Install an 18 foot high monument sign – maximum monument sign height is 8 feet.
- To install "Zaffiro's" painted wall signs on the south and west elevations – painted wall signs not permitted.

The motion passed unanimously.

Adjournment.

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

The motion passed unanimously. Meeting adjourned at 4:25 pm.

Janet M Duellman  
Recording Secretary