

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, June 12, 2012 at 4:00 P.M. in the Third Floor Conference 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 and Don Cvetan

Excused: Jerry Jones and Ryan Sazama

Staff present: Steve Sokolowski, Chad Pelishek and Kristin Reichart

Others: Michael Hoyng, Tom Laiken and Will Steiner

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

Approval of minutes of the May 29, 2012 meeting.

John Van Der Male moved, Todd Wolf seconded to approve the minutes of the May 29, 2012 meeting. 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.

Michael Hoyng was present to discuss this matter.

The Golden Living Center is proposing to construct a new Porte Cochere (canopy) at the entrance on the north side of the nursing home facility located at 3129 Michigan Avenue. The applicant states that program revisions have caused the operators of the Golden Living Center to retain the main building entrance at its existing location on the north side, rather than moving it to the new addition on the south side as originally planned. The existing north side of the building has no provision for weather protection for patients and visitors arriving at the front entrance by automobile or ambulance. The addition of a Porte Cochere to provide weather protection is proposed. The benefits of the Porte Cochere are enhanced safety and comfort for patients, visitors and staff as well as improvement of the appearance of the existing bland building façade. Without demolishing a significant portion of the existing building, there is no way to construct a Porte Cochere at the front entrance without encroaching on the building setback. A variance is therefore being requested. Construction of the Porte Cochere will be compatible with the style, materials and colors of the existing building.

The commission discussed concerns regarding the status of the project including the completion schedule of building addition, installation of landscaping, removal of temporary fencing, completion of Porte Cochere, etc. The applicant stated that the orange temporary fencing will be removed by Monday, June 18th, 2012 and the retaining wall/rail and landscaping will likely be completed by the second week of July, 2012.

Todd Wolf moved, Ald. Julie Kath seconded to approve the Conditional Use Permit and Variance application subject to the following conditions:

1. Submittal and approval of a proposed storm drainage plan.
2. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
3. All areas used for parking or maneuvering of vehicles shall be paved.
4. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
5. Structure shall meet setback of 14 feet to the property line (closest edge of structure to property line). Applicant is responsible to insure the structure meets the required 14 foot setback.
6. City of Sheboygan Architectural Review Board shall approve the proposed building addition prior to building permit issuance.
7. 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 following variance was granted:

1. Construct a new building addition (Porte Cochere – canopy) with a 14 foot setback to the property line – minimum front yard setback is 20 feet.

The motion passed unanimously.

Conditional Use Permit application by Millennium Properties to install a new projecting sign and to operate the Zodiak Bar at 2518 N 15th Street.

Tom Laiken was present to discuss this matter.

Millennium Properties, Inc. is proposing to operate the Zodiak Bar from 2518 N. 15th Street. The applicant states that the proposed project involves property located at 2518 N. 15th Street which has been used as a tavern for many years and is proposed to be utilized as tavern again (pub and grill since the early 1900's). The project will involve significant interior and exterior remodeling, installation of signage, etc. The tavern will occupy the 1st floor and an apartment will be on the 2nd floor (apartment will be remodeled at a later date). The tavern will serve alcohol, beer, soda, pizzas, appetizers, snack, etc. and will operate seven (7) days a week from 11:00am to closing. A new 12sf “The Zodiak Bar” projecting sign is proposed to be installed. There is one (1) parking unimproved gravel parking space on the west side of the facility. The parking area is proposed be paved this summer.

Ald. Julie Kath moved, Don Cvetan seconded to approve the Conditional Use Permit application subject to the following conditions:

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, occupancy, etc.

2. If a dumpster is used, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. If a fence is to be installed, the fence shall be installed per Section 15.720 of the City of Sheboygan Zoning Ordinance.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.
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. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation.
8. Maximum 12sf projecting sign located 10 feet above grade.
9. Projecting sign may not swing or be internally illuminated.
10. All areas used for parking or maneuvering of vehicles shall be paved and shall meet all zoning/parking requirements. Parking area shall be paved by August 31, 2012.
11. Applicant shall meet all required paving setbacks.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. 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 Family Dollar to install off-premise tenant signage on the existing pylon sign located at Pick N Save, 2625 S. Business Drive (Family Dollar is located at 2709 S. Business Drive).

Will Steiner was present to discuss this matter.

Sign Effects is proposing to install a new 16sf (1.6 x 9.8) Family Dollar tenant sign on the existing Pick N Save pylon sign located at 2625 S. Business Drive. The proposed Family Dollar sign is considered an off-premise sign because it is proposed to be located on the Pick N Save property located at 2625 S. Business Drive (Family Dollar is located at 2709 S. Business Drive). Off-premise signs are not permitted by the City of Sheboygan Zoning Ordinance. Therefore, the applicant is requesting a variance.

The applicant states that this sign is on the current Pick N Save property but was intended to be used by the out lot properties as well. There is an agreement between property owners that provides each outlot the ability to use a portion of the pylon sign. The applicant also states that the Family Dollar property/facility does not have a direct view/access to traffic on S. Business Drive. Use of this sign was intended to allow these businesses a better exposure to this traffic. The decision to allow the combined freestanding sign was most likely made to deter from each property having individual signs which would detract from the aesthetics of the development.

Todd Wolf 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 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 following variance was granted:

1. A variance to permit Family Dollar to install an off-premise tenant sign on the existing Pick N Save pylon sign located at 2625 S. Business Drive – Off-premise signage not permitted (Family Dollar is located at 2709 S. Business Drive).

The motion passed unanimously.

Discussion and action on setting a public hearing for the amendment of TIDs 11 & 12.

John Van Der Male moved, Todd Wolf seconded to move forward with a public hearing for the amendment of TIDs 11 & 12. The motion passed unanimously.

Being no further business, John Van Der Male moved, Todd Wolf seconded to adjourn the meeting at 4:25 p.m. Motion carried.

Kristin Reichart
Recording Secretary