



## CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Tuesday, July 9, 2013 in the 3<sup>rd</sup> 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, Jose Araujo, Don Cvetan and Ald. Scott Versey

Staff present: Steve Sokolowski and Janet M Duellman

Others: Dwight Hubbard, Sue Hubbard, Tom Mertens (TJ's Twisted Chicken), Janet Mertens (TJ's Twisted Chicken), Les Ann Jones, Sheila Jones, Kendall McFarland (Alliant), Jim Musso (Alliant), Scott Matula, Will Steiner, and Val Steiner

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

### Approval of minutes of the June 25, 2013 meeting.

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

### Conditional Use Permit and variance application by Fantastic Sam's and My Sister's Quilt Shoppe to install off-premise tenant signage on the existing pylon sign located at Pick N Save, 2625 S. Business Drive (Fantastic Sam's and My Sisters Quilt Shop are located at 2703 and 2705 S. Business Drive).

Will Steiner and Val Steiner were present to discuss this item.

Will Steiner, owner of 2703 and 2705 S. Business Drive, is proposing to install two (2) new 30sf (3 x 10) Fantastic Sam's and My Sister's Quilt Shoppe tenant signs on the existing Pick 'n Save pylon sign located at 2625 S. Business Drive. The Pick 'n Save's pylon sign was designed in such a manner as to potentially provide tenant sign opportunities for adjacent businesses that presently do not have S. Business Drive frontage/visibility.

Ald. Scott Versey moved, Jerry Jones seconded to approve with 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.
3. Temporary banner shall be removed at such time as the permanent sign is installed

Variance granted:

- To install off-premise tenant signs

The motion passed unanimously.

Conditional Use Permit and variance application by TJ's Twisted Chicken to construct an addition at the Mini-Mart facility located at 1030 S. 14<sup>th</sup> Street.

Scott Matula, Tom Mertens, Janet Mertens, Sheila Jones and Les Ann Jones were present to discuss this item.

In May of 2012, the Plan Commission approved a conditional use permit from Bare Bones Boyz to operate TJ's Twisted Chicken from the BP mini-mart located at 1030 S. 14th Street. TJ's Twisted Chicken is now proposing a building addition. The proposed 227sf (20' x 11.3') addition will provide a better entrance, more counter space, and additional work space. They are also planning on removing the existing concrete near the existing retaining wall to replace it with grass to create a picnic area.

Scott Matula spoke on behalf of the owners Tom and Janet Mertens. Scott explained that the addition would come out 20' towards Indiana Ave. The addition will have fiber cement like the previous façade renovation. No further mechanical/ exhaust systems will be added to the addition's roof. The space between the new addition and the existing retaining wall is to allow for future retaining wall repairs.

Sheila Jones and Les Ann Jones voiced concerns about the exhaust system, congestion of traffic, signage, access to gas tanks, garbage, and lighting.

Scott Matula and Tom Mertens addressed the neighbor concerns by stating that they will still have the same number of parking spaces that they currently have, there are no plans for additional signage at this time, the signs are left on all night for advertising purposes and they are LED, and the existing exhaust system is efficient enough for the business so no further equipment will be needed.

The committee discussed building entrances into TJ's Twisted Chicken, removal of cement for grass addition, lighting, and traffic.

Ryan Sazama, City Engineer, stated that 14<sup>th</sup> Street and Indiana Ave. were designed as arterial streets because of the significant amount of traffic that needs to be managed at this very busy intersection. The streets are handling this high traffic intersection like they should.

Jose Araujo 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, occupancy, health, food, etc.
2. Submittal and approval of a proposed storm drainage plan.
3. Submittal and approval of a proposed landscape plan.
4. If dumpsters are to be located outside, the dumpster shall be screened and 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 and enclose the dumpster.
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. Outdoor storage of materials, products or equipment shall be prohibited.
8. Applicant will be required to obtain a conditional use/sign permit for each sign to be installed on the property prior to installation.
9. The temporary pennants signs shall be removed immediately.
10. The new pickup/delivery restaurant and the mini-mart shall not be permitted to have temporary signage other than what is permitted by Section 15.807 of the City of Sheboygan Zoning Ordinance.
11. 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.

Variance granted:

- To have a 2.3 foot rear yard setback

The motion passed unanimously.

Request from Wisconsin Power and Light Company for an extension of the deadline to maintain a temporary equipment storage area for ongoing projects at the Edgewater Generating Station on Parcel # 321160.

Kendall McFarland and Jim Musso were present to discuss this item.

WPL is requesting a 1 yr. time extension of the Conditional Use Permits and Storm Water Drainage Plan granted for the SCR project because later this year an Engineer, Procure, Construct (EPC) contractor will be selected for the air quality control systems (AQCS) project and they will then develop subsequent CUP applications for the AQCS project. Wisconsin Power and Light is planning on using this temporary storage area for the AQCS project and is requesting a year extension so they do not have to landscape the area and then rip out in order to reestablish it again as a temporary storage yard for the upcoming project.

Jim Musso explained that Edgewater 5 is the new unit and will have the best heat rates. This is a \$400 million project and the permitting process will begin this year and trailers will be placed next year in the spring with construction starting shortly after. Unit 4, as part of the settlement agreement, will be retired or switched to natural gas by 2017 and unit 3 will be retired.

Ald. Scott Versey moved, John Van Der Male seconded to approve with the following conditions:

1. If necessary, submittal and approval of a proposed storm drainage plan.
2. In no way shall the use of this site create any nuisance issues including but not limited to noise (generator, equipment, vehicles, etc.), garbage, tracking of dirt or gravel, dust, storm drainage, lighting, hours of operation, lighting, etc. If any nuisance issues arise, the applicant shall rectify these issues immediately.
3. The site will be kept in a dustless condition.

4. The applicant shall completely restore the property used for the temporary storage to its original state with grass/landscaping within 60 days after the future improvements AQCS projects are complete.
5. If the air quality control systems (AQCS) project does not begin by December 31, 2014, the applicant shall completely restore the property used for the temporary storage to its original state with grass/landscaping by June 1, 2015.
6. 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.

GO 10-13-14 and RO 63-13-14 relative to rezoning property located at 2708 Superior Avenue from Suburban Industrial (SI) to Suburban Commercial (SC).

Dwight Hubbard and Sue Hubbard were present to discuss this item.

Susan Hubbard is proposing to rezone the property at 2708 Superior Avenue from Suburban Industrial (SI) to Suburban Commercial (SC) to operate a beauty salon. Mrs. Hubbard is in the process of purchasing the property from current owner Biever Leasing LLC. In order to operate a beauty salon at this location, the property must be rezoned and a conditional use permit will need to be review and approved.

Susan Hubbard explained that she needs a new location because she has outgrown her current location.

Ald. Scott Versey moved, Jerry Jones seconded to approve.

The motion passed unanimously.

GO 11-13-14 relative to granting 8<sup>th</sup> Street Ale House Holdings, LLC, the privilege of encroaching upon described portions of N. 8<sup>th</sup> Street located in the City of Sheboygan for the purpose of maintaining an outside dining area.

The 8<sup>th</sup> Street Ale House has submitted a sidewalk café permit in order to permit outdoor seating along their 8<sup>th</sup> Street frontage. Applicant has an existing encroachment for outdoor seating along St. Clair Avenue.

Ald. Scott Versey moved, Jose Araujo seconded to approve.

The motion passed unanimously.

Res. No. 183-12-13 authorizing the purchase of 1014B Erie Avenue for the purposes of the razing the property for new private investment in the neighborhood as part of the Neighborhood Revitalization Strategy Area activities.

Ald. Scott Versey moved, Don Cvetan seconded to approve.

The motion passed unanimously.

Adjournment.

Jose Araujo moved to adjourn, Ald. Scott Versey seconded.

The motion passed unanimously. Meeting adjourned at 4:42 pm.

Janet M Duellman  
Recording Secretary