

## **CITY PLAN COMMISSION AGENDA - 4 PM (Tuesday, July 29, 2014)**

*Generated by Janet Duellman on Monday, August 4, 2014*

### **1. OPENING OF MEETING**

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Present: Jerry Jones, Ryan Sazama, Mayor Michael Vandersteen, John Vandermale, and Jose Araujo

Excused: Ald. Belanger

Absent: Don Cvetan

Staff: Chad Pelishek and Steve Sokolowski

#### ***1.1 Pledge of Allegiance***

### **2. ITEMS FOR ACTION**

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#### ***2.1 Approval of the Plan Commission minutes from June 24, 2014.***

John Vandermale moved to approve, Jerry Jones seconded. Motion passed unanimously.

#### ***2.2 Conditional Use Permit by Randolph Oskey to expand the 8th Street Ale House into the building to the south located at 1124 N. 8th Street (8th Street Ale House is located at 1132 N. 8th Street).***

Jerry Jones moved to approve with conditions, Jose Araujo seconded.

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. Applicant shall obtain the necessary liquor license in order to serve alcohol in the new addition. Applicant may serve alcohol if and only if all required liquor licenses are obtained/amended.
3. If a dumpster is used, the dumpster(s) shall be screened/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 dumpsters.

4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.).
6. 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 (especially residential properties).
7. The old sign cabinet on the 8<sup>th</sup> Street elevation will be removed at 1124 N. 8<sup>th</sup> St.
8. Applicant shall obtain sign permits prior to installing any new signage.
9. 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.

Motion passed unanimously.

***2.3 Conditional Use Permit, Variance and Certified Survey Map by Jennifer Lehrke to operate Legacy Architecture from 605 Erie Avenue (former St. Mark Lutheran Church Parsonage).***

John Vandermale moved to with conditions, Ryan Sazama seconded.

1. Prior to construction/occupancy, the applicant shall obtain and meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc.
2. Submittal and approval of a proposed storm drainage plan.
3. Submittal and approval of a landscape plan.
4. If dumpsters are used, 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 or 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 meet all vision triangle requirements of Section 15.703 of the City of Sheboygan Zoning Ordinance.
  11. 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
  12. Applicant shall obtain sign permits prior to the installation of any new signage at the site.
  13. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
  14. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout.
  15. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
  16. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and the applicant can demonstrate that they are the owner of the lot.
  17. If applicant leases space to additional tenants, the tenants will obtain all necessary land use and building approvals/permits prior to occupancy.
  18. 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:

- Applicant is proposing a total of six (6) parking stalls - The minimum number of parking stall is 9.
- Applicant is requesting a zero foot paved surface setback along alley - Minimum paved surface setback is five (5) feet.

Motion passed unanimously.

**2.4 Conditional Use Permit and variance application by Kerry Goedeke to add additional outdoor patio/deck space and construct a new garage at Sandee's Tavern located at 1202 Michigan Avenue.**

Jerry Jones moved to approve with conditions, Jose Araujo seconded.

1. Prior to construction, 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. Applicant shall obtain the necessary liquor license in order to serve alcohol in the new outdoor area (extension of premises). Applicant may serve alcohol in the outdoor patio if and only if all required liquor licenses are obtained/amended.
3. Submittal and approval of a proposed storm drainage plan.
4. Applicant shall insure that all landscaping, fencing, gates, structures, overhangs, gutters, etc. will all be located on the Sandee's property and shall not cross a property line (nothing will be located on the City of Sheboygan Michigan Avenue public right-of-way or on other private property owners).
5. Fence shall be installed per Section 15.720 of the City of Sheboygan Zoning Ordinance.
6. Fence, structures, etc. will be designed in such a manner as to match the existing fence and structures in terms of materials and colors.
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. If a dumpster is used, a dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
9. Applicant shall adequately monitor/regulate and maintain the outdoor seating area.
10. Proposed landscaping shall be installed as proposed on the approved site plan and completed in a timely manner.
11. New garage shall meet minimum setback of three (3) feet from the side/rear property line and five (5) feet from the alley.
12. 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:

- The applicant is requesting a variance to construct a new 2<sup>nd</sup> garage – Maximum of one (1) garage per lot.

Motion passed unanimously.

***2.5 Discussion on Spaceport Sheboygan signage at 802 Blue Harbor Dr.***

Ryan Sazama moved to approve the 17'10" x 12'10" individual cut sign with original conditions from 01/23/14, Jerry Jones seconded.

Motion passed unanimously.

***2.6 Discussion on signage at Bret's Towing and Auto Service located at 2233 S. Business Drive.***

Jerry Jones moved to approve the 32sf (4 x 8), 27 foot high, vertical pylon sign as amended with the original conditions from 06/10/14, Ryan Sazama seconded.

Motion passed unanimously.

***2.7 Gen. Ord. 24-14-15 and R. O. No. 85-14-15 by the YMCA requesting an encroachment to create a safe drop off area for cars and buses on the northeast corner of Broughton Dr.***

Jerry Jones moved to approve, John Vandermale seconded.

Motion passed unanimously.

***2.8 Res No 45-14-15 authorizing the sale of City-owned property formerly known 1020 and 1022 Erie Avenue.***

John Vandermale moved to approved, Jose Araujo seconded.

Motion passed unanimously.

### **3. ADJOURN**

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