

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, August 14, 2012 at 4:00pm in the third floor conference room at City Hall, 828 Center Ave, Sheboygan WI. Chairperson Mayor Terry Van Akkeren presided.

Present: Mayor Terry Van Akkeren, Todd Wolf, Jerry Jones, John Van Der Male, and Ryan Sazama

Excused: Ald. Julie Kath, and Don Cvetan

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

Others: Scott Matula (Aspire Architecture)

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

Approval of minutes of the July 24, 2012 meeting.

John Van Der Male moved, Jerry Jones seconded to approve the minutes of the July 24, 2012 meeting. The motion passed unanimously.

Conditional Use Permit and variance application by Kerry Goedeke to construct an addition to the outdoor patio at Sandee's Tavern, 1202 Michigan Avenue.

Sandee's Tavern is proposing to add 1,250sf of outdoor patio space at the southwest corner of the property located at 1202 Michigan Avenue. Of this space, approximately 600sf will be covered in a style that matches the existing covered patio structure. Under the covered canopy will be an eight (8) foot gas fire place with cultured stone veneer cladding. There will also be a 250sf deck addition. A new fence will be constructed to match the existing. There will be two (2) new landscape areas within the new outdoor patio space and there will be a new gate and trellis along Michigan Avenue. There will be a door person at the new gate during busy hours and there are bartenders in the outdoor bar. This space will be used during normal business hours.

Todd Wolf moved, Jerry Jones seconded to approve the conditional use 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, fire, health, food, alcohol, occupancy etc.

2. Submittal and approval of a proposed storm drainage plan.
3. 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.
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. Applicant shall clean up all over grown weeds that are located outside of the fence area surrounding the Sandee's property.
8. 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.
9. If a dumpster is used, a dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
10. Applicant shall adequately monitor/regulate and maintain the outdoor seating area.
11. All areas used for parking or maneuvering of vehicles shall remain paved.
12. Proposed landscaping shall be installed as proposed on the approved site plan and completed in a timely manner.
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.
14. Applicant shall close the existing driveway along Michigan Avenue to standard City specifications. Applicant shall submit plans to and work with the Engineering Department to determine how the existing driveway opening shall be closed.

The motion passed unanimously.

Being no further business, John Van Der Male moved, Todd Wolf seconded to adjourn the meeting at 4:15 pm. Motion carried.

Janet M Duellman
Recording Secretary