

MINUTES  
CITY PLAN COMMISSION

City Plan Commission, Tuesday, December 18, 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, John Van Der Male, Ryan Sazama, Don Cvetan, and Jerry Jones

Excused: Ald. Julie Kath

Staff present: Steve Sokolowski and Janet M Duellman

Others: Scott Matula

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

Approval of minutes of the November 11, 2012 meeting.

Jerry Jones moved, Todd Wolf seconded to approve the minutes of the November 11, 2012 meeting.

The motion passed unanimously.

Conditional Use Permit by Bill Skirvin to operate Independent Cab from the BP mini-mart located at 1030 S 14<sup>th</sup> Street.

Scott Matula was present to discuss this item.

The owner of the BP mini-mart is looking to lease space to Independent cab to operate a taxi business from the old service garage located on the North end of the property at the mini-mart. A total of 4 cabs will be located at the site, 2 within the building.

Scott Matula explained to the committee that there will be no sign and that dispatch is located at a different site.

Todd Wolf moved, Ryan Sazama seconded to approve the conditional use with the following conditions:

1. Prior to occupancy, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, occupancy, etc.
2. Dumpster shall be screened and enclosed and constructed of like materials and colors of the facility.

3. 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.
4. 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.).
5. Outdoor storage of materials/products/equipment is prohibited.
6. Applicant will be required to obtain a conditional use/sign permit for each sign to be installed on the property prior to installation.
7. The taxi business shall not be permitted to have temporary signage other than what is permitted by Section 15.807 of the City of Sheboygan Zoning Ordinance.
8. Applicant will obtain all necessary licenses from the City of Sheboygan to operate the taxi business.
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.

The motion passed unanimously.

Time extension request by O'Reilly Auto Parts to construct a new O'Reilly auto parts retail store on parcels 629145 and 629150 (vacant, undeveloped property at the southeast corner of the Calumet Drive and N 25<sup>th</sup> Street intersection).

O'Reilly Auto Parts has requested an extension to the conditional use and variance that was approved on January 24, 2012. A letter was received from O'Reilly Auto Parts on November 12, 2012 stating that they are looking to open in July 2013.

Ryan Sazama moved, Jerry Jones seconded to approve conditional use with the following conditions:

1. The O'Reilly conditional use permit and variance is good until April 1, 2013. The conditional use permit and variance is null and void as of April 2, 2013.

The motion passed unanimously.

Being no further business, John Van Der Male moved, Jerry Jones seconded to adjourn the meeting at 4:11 pm. Motion carried.

Janet M Duellman  
Recording Secretary