



CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Thursday, January 23, 2014 in the 3rd Floor Conference Room at City Hall, 828 Center Avenue. Mayor Mike Vandersteen presided.

Present: Mayor Mike Vandersteen, Jerry Jones, Jose Araujo, Don Cvetan, John Van Der Male, Ryan Sazama and Ald. Scott Versey

Staff present: Steve Sokolowski and Janet M Duellman

Others: Alderperson Mark Hermann and Dan Bateman.

The meeting was called to order at 4:00 pm and the Pledge of Allegiance was recited.

Conditional Use Permit application by Spaceport Sheboygan and Cosmic Bounce to install signage and operate from 802 Blue Harbor Drive (former Triple Play Building).

Daniel Bateman and Alderperson Scott Versey.

Spaceport Sheboygan (1st floor) is a family educational facility run by the non-profit Great Lakes Aerospace Science & Education Center. They will have hands on science exhibits, NASA Space artifacts and a live planetarium hall. They will conduct field trips and be open to the public year around. Cosmic Bounce (2nd floor) will operate large bounce houses with a space theme. It will be open for birthday parties and special groups. It focuses on giving kids an active fun alternative in a year around facility. Operating hours will be the same as Spaceport. Both facilities will be able to accommodate business meetings and special groups for small meeting spaces. Hours will be Tuesday – Saturday 10 am – 7 pm and Sunday 11am – 6pm.

Alderperson Versey explained that Cosmic Bounce will have bouncy houses, café with internet access, and looking at a date night where they would have more staff on hand so parents can go shop on South Pier.

Daniel Bateman, representative of Spaceport, stated that they will be creating a lecture hall with 180 - 230 seats with a raised stage. They plan on hosting planetarium shows and NASA movies. They will be moving the rocket from the Armory to their new location and will have the rocket hanging from the ceiling. All the exhibits in Spaceport will be hands on. They will continue to get NASA artifacts.

Mr. Versey and Mr. Bateman also brought up some questions about their proposed signage and inquired if they could install larger signage on the walls than what is presently proposed because these signs look small when located on such a large wall. They were proposing two, 42sf Spaceport Sheboygan and two, 37sf Cosmic Bounce signs on the south and west sides of the building. Mr. Sokolowski stated that he could work with the applicant administratively on larger signs provided the Plan Commission was acceptable to that. The commission was acceptable and Mr. Sokolowski stated he could bring the signs back to the Plan Commission for review if there were any significant changes to the signs as proposed.

Jose Araujo moved, Ryan Sazama seconded to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. Dumpster(s) shall be screened and enclosed and constructed of like materials and colors of the facility.
3. 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.).
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
6. Applicant shall work with staff with regards to appropriate signage. Only at such time as a detailed sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. Signage may require Plan Commission review and approval.
7. Any portion of sign cabinet or returns should be painted to match the building – the returns, panel, etc.
8. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
9. If there are any amendments to the approved floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

The motion passed 6-0-1 abstained: Versey

RO 233-13-14 and GO 50-13-14 requesting an encroachment on City of Sheboygan road right-of-way in order to construct a private fiber network among the areas health cares.

Ryan Sazama explained that this was to connect St Nick's hospital to all of its offsite facilities.

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

The motion passed unanimously.

RO 234-13-14 and GO 51-13-14 requesting an encroachment for the purpose of installation of a new underground conduit structures for fiber optic cable (N. 18th Street and Erie Ave.).

Steve Sokolowski explained that this is similar to the other encroachments for this project.

Jose Araujo moved, Jerry Jones seconded to adopt.

The motion passed unanimously.

Adjournment.

John Van Der Male moved to adjourn, Jose Araujo seconded.

The motion passed unanimously. Meeting adjourned at 4:18 pm.

Janet M Duellman
Recording Secretary