

**CITY OF SHEBOYGAN**  
**CITY PLAN COMMISSION MINUTES**

**Tuesday, December 10, 2024**

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**MEMBERS PRESENT:** Mayor Ryan Sorenson, Marilyn Montemayor, Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson John Belanger and Braden Schmidt

**STAFF/OFFICIALS PRESENT:** Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

**OPENING OF MEETING**

1. Roll Call

Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No committee member had a conflict of interest.

**MINUTES**

4. Approval of the Plan Commission minutes from November 12, 2024.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON NOVEMBER 12, 2024.

Motion made by Alderperson John Belanger, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson John Belanger and Braden Schmidt

Motion carried.

**PUBLIC HEARINGS**

5. Public hearing regarding application for Conditional Use Permit with exceptions by Jeffery Wiarek to operate a furniture refinishing home occupation located at 1308 S 9th Street.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARINGS.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson John Belanger and Braden Schmidt

Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Application for Conditional Use Permit with exceptions by Jeffery Wiarek to operate a furniture refinishing home occupation located at 1308 S 9th Street.

**MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.**

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson John Belanger and Braden Schmidt

1. Applicant will meet all home occupation criteria listed in Section 105-722(s).
2. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, etc.
3. The home occupation may only utilize 25 percent of the living area of the dwelling.
4. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties.
5. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations.
6. The City of Sheboygan has the right of entry during the stated hours of operation to insure compliance per City of Sheboygan Ordinances and with this approval.
7. If any issues arise from the business, the City may again review the conditional use permit.
8. If the applicant moves from the present location the conditional use permit will discontinue immediately.
9. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

**NEXT MEETING**

7. December 26, 2024

The next meeting is scheduled to be held on December 26, 2024.

**ADJOURN**

8. Motion to Adjourn

**MOTION TO ADJOURN AT 4:03 PM**

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson John Belanger and Braden Schmidt