

**CITY OF SHEBOYGAN**  
**ARCHITECTURAL REVIEW BOARD MINUTES**

**Monday, September 12, 2022**

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**Members Present:** Joe Clarke, Alderperson Zachary Rust, Jerry Jones, Pam Langan and Robert Heimerl

**Members Excused:** Richard Linde and Dave Aldag

**Staff/Officials:** Manager of Planning & Zoning Steve Sokolowski and Planning & Development Director Chad Pelishek

**OPENING OF MEETING**

1. Roll Call

Chair Joe Clarke called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

Robert Heimerl has a conflict of interest with item 6.

**MINUTES**

4. Approval of the Architectural Review Board minutes from August 22, 2022.

Motion by Jerry Jones, second by Alderperson Rust to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Construction of a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center).

Motion by Jerry Jones, second by Alderperson Rust to approve with the following conditions:

1. Applicant shall submit plans showing the location of transformer and dumpster.
2. Applicant shall submit plans/elevations of the proposed dumpster enclosure. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Applicant shall submit plans/elevations of the rooftop mechanicals (the mechanical sight lines).
4. If rooftop mechanicals are to be screened, applicant shall provide specifications on the materials/colors that are to be used to screen these rooftop units. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, etc.).
5. If staff has any concerns with the final elevation drawings addressing any of the items above, the elevations can be brought back for board review.

Motion carried.

6. Construction of an addition and exterior remodeling for McGoeys Dermatology located at 832 Michigan Avenue.

Motion by Pam Langan, second by Jerry Jones to approve with the following conditions:

1. Southeast and southwest facades of the addition facing Michigan Avenue to receive additional architectural detail. Prior to building permit issuance, the applicant shall submit plans/elevations that address the southeast and southwest facades of the addition facing Michigan Avenue. If staff has any concerns with the final elevation drawings, the elevations can be brought back for board review.
2. If rooftop mechanicals can be seen, the mechanicals will need to be properly screened.
3. The alternative options were approved. Final plans shall be submitted reflecting which alternative options have been selected for construction.

Motion carried. Robert Heimerl abstained.

#### **NEXT MEETING**

6. September 26, 2022

#### **ADJOURN**

7. Motion to Adjourn

Motion by Jerry Jones, second by Alderperson Rust to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:52 p.m.