

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES

Tuesday, August 26, 2025

MEMBERS PRESENT: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

STAFF/OFFICIALS PRESENT: Zoning Administrator Ellise Rose and Administrator Coordinator Linnae Wierus

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No conflicts were identified.

MINUTES

4. Approval of the Plan Commission minutes from August 12, 2025.

MOTION TO APPROVED THE MINUTES OF THE PREVIOUS MEETING HELD ON August 12, 2025.

Motion made by Jerry Jones, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use with exceptions by Geoff Lefebber to operate Hit Machine Baseball located at 2737 N 21st Street.

Agenda item tabled.

6. Public hearing regarding application for Conditional Use with exceptions by John Johnston to construct a building addition at Johnston's Bakery Frozen Dough Plant located at 3320 Weeden Creek Road.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Jerry Jones, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use with exceptions by Geoff Lefeber to operate Hit Machine Baseball located at 2737 N 21st Street.

Agenda item tabled.

8. Application for Conditional Use with exceptions by John Johnston to construct a building addition at Johnston's Bakery Frozen Dough Plant located at 3320 Weeden Creek Road.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Jerry Jones, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

Motion carried.

9. Architectural review of a building addition at Johnston's Bakery Frozen Dough facility located at 3320 Weeden Creek Road.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Joe Clarke, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

Motion carried.

10. Specific Implementation Plan by Sheboygan Visual Artists to operate an artist's gallery located at 534 S Pier Drive.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Braden Schmidt, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

1. Outdoor storage of materials, products or equipment shall be prohibited.
2. All areas used for parking/maneuvering of vehicles shall be paved.
3. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets

4. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
5. Applicant is responsible for working with all private and public utilities in order to adequately service this development.
6. If there are any amendments to the approved SIP the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

Motion carried.

NEXT MEETING

11. September 9, 2025

The next scheduled meeting is on September 9, 2025.

ADJOURN

12. Motion to Adjourn

MOTION TO ADJOURN AT 4:13 PM

Motion made by Jerry Jones, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Braden Schmidt, Joe Clarke and Jerry Jones

Motion carried.