

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

**Tuesday, May 28, 2024**

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**MEMBERS PRESENT:** Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh

**EXCUSED:** Jerry Jones

**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 at 4pm.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Identify potential conflict of interest

No committee member had a conflict.

**MINUTES**

4. Approval of the Plan Commission minutes from May 14, 2024.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MAY 14, 2024.

Motion made by Marilyn Montemayor, seconded by Kimberly Meller

Voting Yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Application for Site Plan Review by Ted Cone to construct a walk-in freezer addition at the KwikTrip convenience store at 2033 North Ave. UC Urban Commercial Zone.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Marilyn Montemayor, seconded by Kimberly Meller

1. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
2. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).
3. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
4. Applicant shall adequately address all Fire Department concerns related to this development.

If there are any amendments to the approved site plan (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new application, architectural review, etc. reflecting those amendments.

#### **NEXT MEETING**

6. June 11, 2024

The next scheduled meeting is scheduled to be held on June 11, 2024.

#### **ADJOURN**

7. Motion to Adjourn

MOTION TO ADJOURN AT 4:04 PM

Motion made by Alderperson John Belanger, seconded by Kimberly Meller

Voting Yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh