

## A G E N D A

Plan Commission Conference Room  
First Floor  
Manitowoc City Hall  
900 Quay Street

Regular Meeting  
Manitowoc City Plan Commission  
*Wednesday*  
July 10, 2013  
6:30 P.M.

**I. CALL TO ORDER.**

**II. ROLL CALL.**

**III. APPROVAL OF MINUTES** of the June 12, 2013 Meeting (see enclosure #1).

**IV. PUBLIC INFORMATIONAL HEARINGS**

- A. PC14-2013: Community Bible Church, Inc.; Request for Conditional Use Permit for Location and Operation of a Church and School at 2711 Wollmer Street Pursuant to Sections 15.150(3)(a) and (b) of Manitowoc Municipal Code (see enclosure #2).
- B. PC 15-2013: Elks Lodge 687; Request for Conditional Use Permit for Location and Operation of a Clubhouse at 1807 N. Rapids Road Pursuant to Section 15.270(3)(c) of Manitowoc Municipal Code (see enclosure #3).
- C. PC16-2013: SMI, Inc./Popp Enterprises, LLC/Vandermause; Request for Exception to 2,500' Separation Requirement Pursuant to Wis. Stat. § 62.23(7)(i)1. for Establishment of an 26-Person Community Based Residential Facility (CBRF) at Dewey and So. 19<sup>th</sup> Street, and Associated Conditional Use Permits Pursuant to Sections 15.150(3)(f) and 15.170(3)(f) of Manitowoc Municipal Code (see enclosure #4).
- D. PC13-2013: SMI, Inc./Popp Enterprises LLC/Vandermause; Proposed Vacation Under Wis. Stat. § 66.1003(2) and Official Map Amendment Under Wis. Stat. § 62.23(6) at Dewey and So. 19<sup>th</sup> Street (see enclosure #5).

**V. REFERRALS FROM COMMON COUNCIL**

- A. None.

**VI. OLD BUSINESS**

- A. PC44-2012: JHA Properties, LLC/TLC Homes, Inc.; Request for Exception to 2,500' Separation Requirement Pursuant to Wis. Stat. 62.23(7)(i)1. For Establishment of an 8-Person Community Based Residential Facility (CBRF) at 703 and 705 East Cedar Avenue – Request for Modification of Terms of Previous Approval (see enclosure #6).
- B. PC38-2012 Proposed Changes to the Sign Code Section of Chapter 15.450.

**VII. NEW BUSINESS**

- A. PC17-2013: Nagle Signs Inc./Fleet Farm; Request for Fixed Animated Sign at 1235 So. Rapids Pursuant to Section 15.450(18) of Manitowoc Municipal Code (see enclosure #7).

**VIII. MISCELLANEOUS**

- A. Manitowoc County Activities:
  - 1. None.
- B. Certified Survey Maps (CSM):
  - 1. Schneider; Proposed CSM Being in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  Sec. 36, T.19N., R23E, City of Manitowoc (see enclosure #8).
  - 2. Kordiyak; Proposed CSM Being in the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  Sec. 10, T.19N., R23E, Town of Manitowoc Rapids (see enclosure #9).
  - 3. Resch; Proposed CSM Being in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  Sec. 33, T.20N., R23E, town of Kossuth (see enclosure #10).
- C. Summary of Site Plans 6/7/2013 – 7/3/2013:
  - 1. SP10-2013: Manitowoc Cinema, LLC, 2555 So. 44<sup>th</sup> – New Construction (approved).
  - 2. SP11-2013: Ozone Night Club LLC/Scherwinski, 1819 So. 9<sup>th</sup> – New Construction (approved).

3. SP12-2013: Dewey Properties, LLC/Buffalo Wild Wings, 4140 Harbor Town Lane – Parking Lot Expansion (approved).

**IX. ADJOURNMENT**

Respectfully Submitted,

David Less  
Secretary

**CAUTION TO PLAN COMMISSIONERS:** The documents attached to this agenda are for your review in preparation for the City Plan Commission meeting to be held on the above date. Any discussion or communication between members of the Plan Commission by any means prior to the Commission meeting regarding these documents may be a violation of the open meeting laws.