



# **CITY PLAN COMMISSION AGENDA**

**September 24, 2024 at 4:00 PM**

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,  
Sheboygan, WI**

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Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

## **OPENING OF MEETING**

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

## **MINUTES**

4. Approval of the Plan Commission minutes from September 10, 2024.

## **PUBLIC HEARINGS**

5. Application for Conditional Use with exceptions by Mee Y. Lee to operate Hmong Delights Bakeshop at 827 Michigan Avenue.
6. Application for Conditional Use Permit with exceptions by Joel Pipkorn to construct a five-unit townhome building on the east side of S. Business Drive (parcel # 59281430782).
7. General Development Plan amendment by Malibu Apartments, LLC to construct the Malibu Apartments on parcel 59281318390. PUD Planned Unit Development Zone.

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

8. Res. No. 77-24-25 by Alderpersons Belanger and Ramey approving the final plat of the 29<sup>th</sup> Street Subdivision located east of St. Nicholas Hospital on North 29th Street between Superior Avenue and Saemann Avenue. REFER TO CITY PLAN COMMISSION
9. Application for Conditional Use with exceptions by Mee Y. Lee to operate Hmong Delights Bakeshop at 827 Michigan Avenue.
10. Application for Conditional Use Permit with exceptions by Joel Pipkorn to construct a five-unit townhome building on the east side of S. Business Drive (parcel # 59281430782).
11. General Development Plan amendment by Malibu Apartments, LLC to construct the Malibu Apartments on parcel 59281318390. PUD Planned Unit Development Zone.

12. Specific Implementation Plan amendment by Malibu Apartments, LLC to construct the Malibu Apartments on parcel 59281318390. PUD Planned Unit Development Zone.

**NEXT MEETING**

13. October 15, 2024

**ADJOURN**

14. Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*