

Report to the Manitowoc Plan Commission

Meeting Date: July 28, 2021

Report: The Building Inspection, City Attorney and Community Development departments have initiated the creation of a new ordinance amending the word “Plumbing” shops changing it to “Contractors” shops. The amendment would allow uses that are similar to plumbing contractor’s shops in the B-3 General Business district. Electrical, Carpenters, HVAC and similar contractor shop uses would be permitted in the B-3 district. All uses in the B-3 district do not allow outside display or storage of products or materials.

Bill Nichols, from Building Inspection will be at the Plan Commission meeting to answer any questions.

Amendments to the Chapter 15 Zoning Code require a public hearing at the Common Council meeting, the public hearing will be scheduled for August 16th.

Recommendation: Approve the amendment to Section 15.270(2)ddd of the Municipal Code changing Plumbing shops to Contractors shops.

ORDINANCE

An Ordinance to amend Section 15.270 of the Manitowoc Municipal Code regulating B-3, General Business District.

The Mayor and Common Council of the City of Manitowoc do ordain as follows:

Section 1. Section 15.270 is amended to read as follows:

“15.270 B-3, General Business District.

(1) Intent. This district is intended to provide for the establishment of stores, shops and service establishments, at the central focal points of the City’s arterial and transportation system, where they can conveniently serve the population of the entire urban area of Manitowoc with a specialized and varied selection of goods and services.

(2) Specific Uses Permitted. Land shall be used and buildings shall be erected, altered, enlarged, or used for only one or more of the following uses, subject to the provisions of this section and other applicable sections of the Zoning Ordinance:

(a) Any use permitted in the “B-2” Neighborhood Business District except multiple-family dwellings on the first floor;

...

(ddd) ~~Plumbing~~ **Contractor** shops, with no outdoor storage;

....”

Section 2. This ordinance shall take effect the day after publication.

INTRODUCED _____ ADOPTED _____

Justin M. Nickels, Mayor

APPROVED

Fiscal Impact: Minimal, required publication costs
Funding Source: 2021 budgeted line item for publication costs
Finance Director Approval: /SMA
Approved as to form: /EMM

This ordinance was drafted by Elizabeth Majerus, Assistant City Attorney.