



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, MAY 21, 2018, 5:30 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

I. Members: Don Carlson - Chair, Greg Babcock - Vice-Chair, Thomas Hoy, Tommy Everman and Noel Halvorsen

Alternate: Vacant

Present: Tommy Everman, Gregory Babcock, Thomas Hoy, Noel Halvorsen (arrived at 5:33 p.m.), Don Carlson, Excused:

D. Carlson asked if anyone had gone out to any of the properties. T. Hoy stated he went to the properties for Items #1 and 7. D. Carlson, T. Everman and G. Babcock did not go to any of the properties. He then asked if anyone needed to abstain from voting. T. Hoy, G. Babcock and T. Everman stated no. He then asked if any Members had spoken to anyone regarding the variance requests. T. Hoy, G. Babcock and T. Everman stated no.

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the Board of Appeals for May 21, 2018.

Moved by Gregory Babcock, seconded by Thomas Hoy to approve the Board of Appeals agenda for May 21, 2018 and move Item #1, Election of Officers, to the end of Regular Business. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the April 16, 2018, minutes of the Board of Appeals meeting.

Moved by Tommy Everman, seconded by Noel Halvorsen to approve the April 16, 2018, meeting minutes of the Board of Appeals. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Christopher J. Jandrain, on behalf of MOBETA, LLC, property owner, proposes to retain existing pavement as part of an expanded driveway located in a Low Density Residential (RI) District at 2080 Fern Lane. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705 residential driveways (Ald. A. Nicholson, District 3).

Moved by Thomas Hoy, seconded by Gregory Babcock to deny the variance as requested. Motion carried.

Yes- Gregory Babcock, Thomas Hoy, Noel Halvorsen, No- Don Carlson, Tommy Everman, Abstain- None

2. Roger Truckey, property owner, proposes to retain existing driveway openings in a Rural Residential (RR) District at 3359 Haven Place. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705 maximum number of residential driveways and maximum width (Ald. J. Brunette, District 12).

Moved by Noel Halvorsen, seconded by Gregory Babcock to grant the variance as requested with the condition that the two existing unimproved driveway openings remain unpaved. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

3. Dillon O'Brien, property owner, proposes to construct a front porch in a Low Density Residential (RI) District at 629 Bader Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. C. Stevens, District 5).

Moved by Gregory Babcock, seconded by Thomas Hoy to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, No- Tommy Everman, Noel Halvorsen, Abstain- None

4. Tracy Dorn and Rachel Chvala, property owners, proposes improve a parking lot expansion in a Low Density Residential (RI) district at 1308 S. Norwood Avenue. The applicants request to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1821, five (5) percent interior parking lot landscaping and Section 13-1820(a), landscape buffer (Ald. B. Johnson, District 9).

Moved by Gregory Babcock, seconded by Noel Halvorsen to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

5. Adam Doyen, ADZ Investments, property owner, proposes to repave a driveway and construct a new garage in a Low Density Residential (RI) District at 891 Howard Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-609 maximum impervious surface (Ald. B. Johnson, District 9).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

6. Dan Nitka, The Booyah Shed, on behalf of Ron Hieptas, property owner, proposes to expand the existing building in a General Commercial (CI) District located at 1800 S. Ashland Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, front yard setback and maximum impervious coverage (Ald. B. Johnson, District 9).

Moved by Gregory Babcock, seconded by Noel Halvorsen to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

7. Salvador Nieto Ortega, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 1618 Harold Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1709(a), front yard setback (Ald. K. LeFebvre, District 6).

Moved by Tommy Everman, seconded by Noel Halvorsen to table the request for 30 days. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

8. Mark Vannieuwenhoven, on behalf of Erie Road Properties, LLC, property owners, propose to widen a proposed driveway in a Planned Unit Development (PUD) district at 3466 E. Mason Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706, driveway width (Ald. V. Corpus-Dax, District 2).

Moved by Tommy Everman, seconded by Noel Halvorsen to grant the variance as requested.
Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

9. Renee Renardgantz, property owner, proposes to construct a new accessory structure in a Low Density Residential (RI) District at 500 Victoria Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, rear yard setback (Ald. B. Galvin, District 4).

Moved by Tommy Everman, seconded by Thomas Hoy to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

10. Joseph Foss, property owner, proposes to widen an existing driveway in a Low Density Residential (RI) District at 617 Summer Winds Drive. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1709, front yard setback and Section 13-1705, driveway widening beyond the garage opening (Ald. V. Corpus-Dax, District 2).

Moved by Tommy Everman, seconded by Thomas Hoy to grant the variance as requested. Motion failed.

Yes- Thomas Hoy, Tommy Everman, No- Don Carlson, Gregory Babcock, Noel Halvorsen, Abstain- None

11. Joel Ehrfurth, Mach IV Engineering & Surveying, LLC, on behalf of Saint Mark Evangelical Church, property owner, proposes to resurface an existing parking and playground areas in a Low Density Residential (RI) District at 1167 Kenwood Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-609, maximum impervious surface, Section 13-604, Table 6-2 front and corner side yard setback and Section 13-1813, setback from street for trash collection (Ald. C. Wery, District 8).

Moved by Thomas Hoy, seconded by Gregory Babcock to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, No- Noel Halvorsen, Abstain- None

12. Election of Officers: Chair, Vice-Chair and Secretary.

Moved by Tommy Everman, seconded by Thomas Hoy to nominate Don Carlson as Chair of the Zoning and Planning Board of Appeals meetings. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

Moved by Tommy Everman, seconded by Thomas Hoy to nominate Greg Babcock as Vice-Chair of the Zoning and Planning Board of Appeals meetings. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None

E. INFORMATIONAL.

I. Date of the next Board of Appeals meeting: June 18, 2018, in room 310 of City Hall.

F. ADJOURNMENT

Moved by Noel Halvorsen, seconded by Tommy Everman to adjourn. Motion carried.

Yes- Don Carlson, Gregory Babcock, Thomas Hoy, Tommy Everman, Noel Halvorsen, No- None, Abstain- None