



MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, AUGUST 13, 2018, 6:00 PM
CITY HALL, ROOM 604**

A. ROLL CALL.

I. Members: Timothy Gilbert - Chair, Sidney Bremer - Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

Members Present: Sidney Bremer, Timothy Gilbert, Ald. Veronica Corpus-Dax, Jacob Miller, Randall Petrouske, Excused: Lisa Hanson, Jerry Wiezbiskie

Others Present: Ald. John Vander Leest and Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 13, 2018, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the agenda for the August 13, 2018, meeting of the Green Bay Plan Commission. Motion carried. Voice vote.

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the July 9, 2018, Plan Commission Meeting.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the minutes from the July 9, 2018, Plan Commission Meeting. Motion carried. Voice vote.

Yes-Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

2. Approval of the minutes from the July 12, 2018, Special Meeting of the Plan Commission Meeting.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the minutes from the July 12, 2018, Special Meeting of the Plan Commission. Motion carried. Voice vote.

Yes-Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

D. PUBLIC HEARINGS.

Timothy Gilbert read into record the procedure for the public hearings.

I. A Request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan to revise the future Land-Use designation for properties located in the 3400-3500 Block of E. Mason Street from Commercial to Business Park (Figure 22-6), submitted by Jon LeRoy, Mau & Associates, on behalf of Sahara Imperial Group, LLC and G & H Properties, LLP.

Timothy Gilbert opened the public meeting.

Those who wished to speak came forward at this time.

Timothy Gilbert asked if there was anyone else who wished to speak at this public hearing. Hearing none, he then closed the public meeting to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan to revise the future Land-Use designation for properties located in the 3400-3500 Block of E. Mason Street from Commercial to Business Park.

2. A request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use (Figure 22-2), submitted by Marc Johnson, DRM Inc. (Arby's Restaurant).

Timothy Gilbert opened the public meeting.

Those who wished to speak came forward at this time.

Timothy Gilbert asked if there was anyone else who wished to speak at this public hearing. Hearing none, he then closed the public meeting to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use.

E. REGULAR BUSINESS.

I. (CPA 18-03) Consideration with possible action on the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial to Business Park to permit a cold storage facility (Light Industrial) in the 3400-3500 Block of E. Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Sahara Imperial Group, LLC and G & H Properties, LLP (Ald. V. Corpus-Dax, District 2).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None.

Moved by Bremer, seconded Ald. Veronica Corpus-Dax to return to regular order of business. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Jacob Miller to deny the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial to Business Park to permit a cold storage facility (Light Industrial) in the 3400-3500 Block of E. Mason Street. Motion carried. Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

2. (CPA 18-05) Consideration with possible action on a request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use (Figure 22-2), submitted by Marc Johnson, DRM Inc.(Arby's Restaurant) (Ald. J. Vander Leest, District 11).

Moved by Sidney Bremer, seconded by Randall Petrouske to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Jacob Miller, seconded by Ald. Veronica Corpus-Dax to deny the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use . Motion carried.

Yes- Jacob Miller, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- Randall Petrouske, Abstain- None

3. (ZP 18-22) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a minor auto repair in a Downtown One (DI) District at 523 N. Broadway, submitted by Abi Velasco, operator and Bruce Johnson, property owner (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Randall Petrouske to authorize a CUP for a minor automobile repair use within the Downtown One (DI) District at 523 N. Broadway, subject to the following conditions:

- a. Compliance with all regulations of the Green Bay Municipal Code.
- b. Stripe stalls as indicated on site plan including one required handicap stall.
- c. Close portions of Bond Street curb-cut and unneeded pavement and return to grass.
- d. Close entire North Broadway curb-cut and return to grass.
- e. Wheel stops be installed for stalls along North Broadway property line/sidewalk.
- f. No outdoor storage of any materials.
- g. Outdoor display is in a professionally constructed case that can either be locked or brought in after business hours.
- h. No inoperable or unregistered vehicles not associated with repair work to be stored on-site. Those associated with repair may be parked no greater than 30 days.
- i. No outdoor repair work permitted.
- j. Hours of operation limited to between 6 a.m. – 10 p.m.

Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

4. (ZP 18-23) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a single-family dwelling in a Varied Density Residential (R3) at 720 N. Broadway, submitted by Tim Dennissen, NeighborWorks Green Bay (Ald. R. Scannell, District 7).

Moved by Randall Petrouske, seconded by Jacob Miller to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Moved by Randall Petrouske, seconded by Jacob Miller to authorize a Conditional Use Permit to permit a single-family dwelling in a Varied Density Residential (R3) at 720 N. Broadway, subject to the following conditions:

a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.

b. Compliance with the applicable Uniform Dwelling Code (UDC) building requirements related to a single-family dwelling.

Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

5. (ZP 18-26) Consideration with possible action on a request to rezone the property at 1000 Main Street and 1003 Pine Street from General Commercial (C1) to Highway Commercial (C2), submitted by Ron L. Smits, property owner (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Moved by Randall Petrouske, seconded by Sidney Bremer to rezone the property at 1000 Main Street and 1003 Pine Street from General Commercial (C1) to Highway Commercial (C2). Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

6. (ZP 18-27) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a two-family dwelling in the Office/Residential (OR) District at 225 N. Ashland Avenue, submitted by Sandy Markiewicz, Cover Rentals LLC (Ald. B Johnson, District 9).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried. Voice Vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Jacob Miller to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Randall Petrouske, seconded by Jacob Miller to approve the request to authorize a CUP for a two-family residential use within the Office-Residential (OR) District at 225 Ashland Avenue, subject to the following conditions:

- a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
- b. Submittal of a site plan and building permit(s) establishing minimum parking in compliance with Chapter 13-1700, Green Bay Zoning Code.
- c. Compliance with the applicable Uniform Dwelling Code (UDC) building requirements related to a two-family dwelling.

Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

7. (ZP 18-28) Consideration with possible action on a request to rezone a property located at 1532 Shawano Avenue from Office/Residential (OR) to General Commercial (CI), submitted by Scott R. Elsner (Ald. M. Steuer, District 10).

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to suspend the rules to amend the agenda to allow Agenda Item E7 to be moved up to after E2. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Randall Petrouske to approve the request to rezone the property located at 1532 Shawano Avenue from Office/Residential (OR) to General Commercial (CI). Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

8. (ROW 18-01) Consideration with possible action on the request to approve a Plat of Right-of-Way for Sitka Street and Superior Road, submitted by the Improvement & Services Committee (Ald. V. Corpus-Dax, District 2).

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to approve the Plat of Right-of-Way for Sitka Street and Superior Road. Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

F. INFORMATIONAL.

I. Annual Update on Land Divisions.

Stephanie Hummel presented to Commissioners an update on land divisions. No action needed.

2. Director's Report.

Kevin Vonck presented the Director's Report. No action needed.

3. Date of next meeting: September 10, 2018.

The next scheduled Plan Commission meeting will be on August 27, 2018.

G. ADJOURNMENT.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to adjourn. Motion carried.
Voice vote.