



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, SEPTEMBER 17, 2018, 5:30 PM
CITY HALL, ROOM 604**

A. ROLL CALL.

I. Members: Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, and Jim Hutchison

Members Present: Don Carlson, Noel Halvorsen, Jim Hutchison, Gregory Babcock,

Excused: Tommy Everman

Others Present: Ald. Randy Scannell and Ald. Mark Steuer

B. APPROVAL OF THE AGENDA.

I. Approval of the September 17, 2018, agenda of the Board of Appeals meeting.

Moved by Gregory Babcock, seconded by Jim Hutchison to approve the agenda. Motion carried.

Voice vote.

Yes- None, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the August 20, 2018, minutes of the Board of Appeals meeting.

Moved by Gregory Babcock, seconded by Don Carlson to approve the minutes. Motion carried.
Voice vote.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Jamie Hooper, property owner, proposes to expand an existing driveway in a Low Density Residential (RI) District at 1098 Western Avenue. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1705, driveway widening beyond the garage opening (Ald. C. Wery, District 8).

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

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

2. Bob Detrick, on behalf of Newcap, Inc., property owner, proposes to remove and replace existing exterior stairs and decking for a dwelling in a Low Density Residential (RI) District at 441 Elizabeth Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-509 and Section 13-604, Table 6-2 rear yard setback (Ald. C. Stevens, District 5).

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

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

3. Luke Hoh, Legacy Sunrooms, LLC, on behalf of John Begalke, property owner, proposes to add a three seasons room to a principal dwelling in a Low Density Residential (RI) District at 1520 Careful Drive. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, rear yard setback (Ald. J. Vander Leest, District 11).

Moved by Noel Halvorsen, seconded by Jim Hutchison to grant the variance as requested. Motion carried.

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

4. Matt and Kayla Harper, property owners, propose to construct a new detached accessory structure in a Low Density Residential (R1) District at 805 Royal Blvd. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements (Ald. B. Galvin, District 4).

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

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

5. Daniel Kuntz, property owner, proposes to construct a new detached garage in a Low Density Residential (R1) District at 1226 Elmore Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, size of accessory structures (Ald. M. Steuer, District 10).

Moved by Noel Halvorsen, seconded by Jim Hutchison to grant the variance as requested. Motion carried.

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

6. Bruce J. Bain, on behalf of Mark and Donna Jahnke, property owners, proposes to construct a new detached accessory structure in a Low Density Residential (R1) District at 1770 Bond Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements (Ald. M. Steuer, District 10).

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

7. Tim Wanner, on behalf of Victoria Wanner, property owner, proposes to construct a new detached accessory structure in a Low Density Residential (R1) District at 3489 Finger Road. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements and Section 13-615, Table 6-4, maximum size second structure (Ald. B. Dorff, District 1).

Moved by Noel Halvorsen, seconded by Gregory Babcock to table the request for up to 90 days to allow for the applicant to come up with additional site plans. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

8. Springview Landscape Service, Inc., on behalf of the Jackie Nitchke Center, property owner, proposes to install a fence in an Office/Residential (OR) District at 630 Cherry Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-521(a) (2) maximum height in the setback (Ald. R. Scannell, District 7).

Moved by Noel Halvorsen, seconded by Gregory Babcock to grant as requested with the condition that the fence be no closer than 2 ft. from the sidewalk with additional shrubbery between the fence and sidewalk and narrower at the point of the handicapped ramp and main gate. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

9. John J. Zimanek, property owner, proposes to construct a new detached accessory structure in a Low Density Residential (RI) District at 1705 Murphy Court. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements (Ald. M. Steuer, District 10).

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance as requested. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

10. Grassy Island Range Lights, Inc., on behalf of NEW Water-GBMSD, property owner, proposes to construct a one-story structure in a General Industrial (GI) District at 100 Bay Beach Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-515(e), waterway setback (Ald. K. Lefebvre, District 6).

Moved by Noel Halvorsen, seconded by Jim Hutchison to grant the variance as requested with the condition that all appropriate building permits are obtained. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

11. Ronald L. Smits, property owner, proposes to pave an area for vehicles sales located in a Highway Commercial (C2) District located at 1009 Pine Street (a.k.a. 1003 Pine Street). The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2, front and corner side yard setback and maximum impervious coverage (Ald. R. Scannell, District 7).

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

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- Don Carlson, Abstain- None

E. INFORMATIONAL.

I. Date of next meeting: October 15, 2018.

The next Board of Appeals meeting may be rescheduled to a later date.

F. ADJOURNMENT.

Moved by Noel Halvorsen, seconded by Gregory Babcock to adjourn. Motion carried.

Yes- Don Carlson, Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None