



MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, FEBRUARY 11, 2019, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

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

Others Present: Ald. Bill Galvin, Ald. Barb Dorff and Ald. John Vander Leest

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 11, 2019, meeting of the Green Bay Plan Commission.

Moved by Jerry Wiezbiskie, seconded by Lisa Hanson to approve the agenda. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the January 7, 2019, meeting of the Green Bay Plan Commission.

Moved by Jerry Wiezbiskie, seconded by Lisa Hanson to approve the minutes. Motion carried.

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

D. REGULAR BUSINESS.

I. (ZP 18-37) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a shelter facility in an Office/Residential (OR) District located at 430 South Clay Street, submitted by Pastor Manuelus Reacco, Transformation House, Inc (Ald. Galvin, District 4).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion.
Motion carried.

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

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

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

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to authorize a Conditional Use Permit (CUP) for a shelter facility in an Office/Residential (OR) District located at 430 South Clay Street, subject to the following conditions:

- a. A maximum capacity of 46 individual residents within the shelter facility. Any increase in residents will require Plan Commission and Common Council approval.
- b. If the shelter facility use at 430 South Clay Street is discontinued, the operation is dissolved, or if the Transformation House no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
- c. At the discretion of the Common Council, Plan Commission, or the Development Director a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the rooming & boarding house but not limited to:
 1. Police calls and other documented safety concerns.
 2. Inadequate facilities.
- d. A mandatory background check for all residents is required. Sex offenders required to register under §301.45, Wis. Stats., are prohibited from any stay at the facility.
- e. Conformance with the operating plan submitted by the applicant.
- f. Compliance with all other regulations of the Green Bay Municipal Code.
- g. A site plan be reviewed and approved by the Community Development Review Team (CDRT).
- h. Tax Parcels 14-882 and 14-876 be combined into one parcel.
- f. The facility may conduct activities to serve residents and may occasionally conduct neighborhood outreach events on site, but shall not conduct an ongoing soup kitchen.

Motion carried.

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

2. (ZP 19-01) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a minor auto repair facility at 2425 West Mason Street, submitted by Brian Buck, M & B Holdings Enterprises, LLC (Ald. J. Vander Leest, District 11).

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to open the floor for discussion. Motion carried.

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

Moved by Sidney Bremer, seconded by Lisa Hanson to close floor for discussion. Motion carried.

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

Moved by Lisa Hanson, seconded by Jerry Wiezbiskie to authorize a Conditional Use Permit (CUP) for a minor auto repair facility at 2425 West Mason, subject to the following conditions:

- a. Inoperable or unregistered vehicles not associated with repair work shall not be stored on-site.
- b. No outdoor repair work and no outdoor storage will be permitted. All vehicle parts and tires shall be stored inside the enclosed building.
- c. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional-use permit, including standard site plan review and approval compliant with Chapter 13-1800.
- d. Compliance with the submitted operating plan.

Motion carried.

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

3. (ZP 19-02) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for an adult daycare facility at 338 Hartung Street, submitted by Adam Kersten, Kersten Realty (Ald. B. Galvin, District 4).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried.

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

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to close floor for discussion. Motion carried.

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

Moved by Jerry Wiezbiskie, seconded by Lisa Hanson to authorize a Conditional Use Permit (CUP) for an adult daycare facility at 338 Hartung Street, subject to compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval. Motion carried.

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

4. (ZP 19-03) Consideration with possible action on the request to amend Zoning Ordinance (ZO) 12-18: Planned Unit Development (PUD) removing side yard setback requirements at the 200 Block of North Van Buren Street, Submitted by Garritt Bader (Ald. R. Scannell, District 7).

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to open the floor for discussion. Motion carried.

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

Moved by Jerry Wiezbiskie, seconded by Ald. Veronica Corpus-Dax to close floor for discussion. Motion carried.

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

Moved by Jerry Wiezbiskie, seconded by Sidney Bremer to amend Zoning Ordinance (ZO) 12-18: Planned Unit Development (PUD) removing internal side yard setback requirements at the 200 Block of North Van Buren Street, subject to the draft Planned Unit Development (PUD). Motion carried.

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

5. (SV 19-01) Consideration with possible action on the request to vacate a public walkway located near 626 Pinehurst Avenue, submitted by Green Bay Area Public School District (Ald. C. Stevens, District 5).

Moved by Jerry Wiezbiskie, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried.

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

Moved by Lisa Hanson, seconded by Jacob Miller to close floor for discussion. Motion carried.

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

Moved by Jacob Miller, seconded by Lisa Hanson to vacate a public walkway located near 626 Pinehurst Avenue, subject to the following condition:

a. A private walkway from the existing public walkway to the school shall exist and be maintained until such time that the public walkway is vacated.

Motion carried.

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

6. (VR 19-01) Consideration with possible action on the request for a variance from Sections 14-727 of the Subdivision and Platting Ordinance to allow for a land division without frontage on a public street at 2405 West Mason Street, submitted by Garritt Bader (Ald. J. Vander Leest, District 11).

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried.

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

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to close floor for discussion. Motion carried.

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

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to grant the variance from Sections 14-727 of the Subdivision and Platting Ordinance to allow for a land division without frontage on a public street at 2405 West Mason Street, subject to the following conditions:

a. The approval of the Variance for Proposed Lot 3 does not negate a potential future need for a Variance for Proposed Lot 1 is ZP 18-30 is not approved by Common Council.

b. With any amendment to existing dedicated roadways or Area Development Plan 21, Proposed Lot 3 shall still have dedicated or proposed street frontage OR be combined with an adjacent parcel.

c. Proposed Lot 3 shall be changed to Outlot 1 as part of the Certified Survey Map application. Motion carried.

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

7. (PP 19-01) Consideration with possible action on an appointment to the Downtown Business Improvement District (BID) Board, as nominated by the BID and approved by Mayor Schmitt (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Randall Petrouske to appoint to the Downtown Business Improvement District (BID) Board as nominated by the BID and approved by the Economic Development staff and Mayor Schmitt. Motion carried.

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

8. (TA 19-01) Consideration with possible action on a request by staff to amend Zoning Ordinance section related to the Landmarks Commission.

Moved by Jerry Wiezbiskie, seconded by Ald. Veronica Corpus-Dax to amend Zoning Ordinance section related to the Landmarks Commission. Motion carried.

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

9. Referral from Ald. John Vander Leest, District 11, regarding the creation of an Area Development Plan.

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to refer to staff a referral from Ald. John Vander Leest, District 11, regarding the creation of an Area Development Plan. Motion carried.

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

F. ADJOURNMENT.

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to adjourn. Motion carried.

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

E. INFORMATIONAL.

I. Director's Report.

K. Vonck presented the Director's Report. No Action taken.

2. Date of next meeting: Monday, February 11, 2019.

Correction: Next meeting date is Monday February 25, 2019.