



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, JUNE 17, 2019, 5:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

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

Does anyone need to abstain from voting? Who was out to the property? Did you speak to anyone regarding this variance request?

Members present: Don Carlson, Noel Halvorsen, Jim Hutchison, Tommy Everman, Gregory Babcock, Excused:

No one went out to any of the properties or spoke to anyone regarding the properties. Noel Halvorsen stated that he will be recusing himself from Agenda Item #3.

Other Present: Ald. Veronica Corpus-Dax, Ald. Kathy Lefebvre, Ald. Craig Stevens and Ald. Mark Steuer

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the June 17, 2019, meeting of the Zoning & Planning Board of Appeals.

Don Carlson stated that due to the length of the agenda, he would like to move Informational Agenda Item E.I to next month's meeting.

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

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the May 20, 2019, meeting of the Zoning & Planning Board of Appeals.

Moved by Gregory Babcock, seconded by Noel Halvorsen to approve the minutes. Motion carried.

Yes- Don Carlson, Gregory Babcock, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- Nonegb/nh

D. REGULAR BUSINESS.

1. Romero Coleman, property owner, proposes to construct a shed in the rear yard of a property in a Low Density Residential (RI) District at 1337 Alpine Drive. The applicant requests to deviate from the following requirement, General Ordinance (GO) 28-91 highway setback (Ald. V. Corpus-Dax, District 2). This item has been withdrawn by the applicant.

Paul Neumeyer stated that the applicant has withdrawn his request for a variance. No action needed.

2. Donna Zepnick, property owner, proposes to construct a new detached garage in a Low Density Residential (RI) District at 201 South Fisk Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615 (b)(2), size of accessory structures (Ald. C. Wery, District 8).

Moved by Gregory Babcock, seconded by Jim Hutchison to grant the variance as requested with the condition that gutters be added onto the south side of the new garage. Motion carried.

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

3. Luke Kotecki, property owner, proposes to install a detached garden shed in a Low Density Residential (RI) District at 723 Mather Street. The applicants requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, side yard setbacks (Ald. R. Scannell, District 7).

Noel Halvorsen recused himself from this agenda item.

Moved by Tommy Everman, seconded by ber Jim Hutchison to grant the variance as requested. Motion carried.

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

4. Chris Heyrman, Heyrman Construction, on behalf of Gilbertson Real Estate Group, LLC, property owner, proposes to widen an existing driveway in a Planned Unit Development (PUD) at 1230 Ontario Road. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-1706(a), 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, Tommy Everman, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None

5. Mike Younkle and Lori Johansen, property owners, propose to construct a detached garage in a Low Density Residential (RI) District at 1938 University Avenue. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615(c), maximum size first structure (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, Jim Hutchison, No- Tommy Everman, Abstain- None

6. Joel Ehrfurth, Mach IV Engineering & Surveying, on behalf of IPanema Green Bay, LLC, property owner, proposes building renovations and parking lot improvements in a General Commercial (CI) District at 2030 East Mason Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-810, Table 8-2 front yard setback and Section 13-1813, setback from street for trash collection (Ald. A. Nicholson, District 3).

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

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

7. Larry Bednarski, on behalf of Luke Vogt, property owner, proposes to install a detached garage in a Low Density Residential (RI) District at 3071 Gothic Court. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, front yard setbacks (Ald. J. Brunette, District 12).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance, subject to Common Council approval. Motion carried.

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

8. Barbara Noggle, property owner, proposes to expand an existing detached garage in a Low Density Residential (RI) District at 1131 Rockdale Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4, side yard setbacks (Ald. C. Wery, District 8).

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

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

9. Chris Brennan and Mike Kawleski, on behalf of the Georgia-Pacific Consumer Operations, LLC, property owner, proposes to install two temporary banners in a General Industrial (GI) district at 1919 South Broadway. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-2014, temporary sign requirements (Ald. B. Johnson, District 9).

Moved by Tommy Everman, seconded by Noel Halvorsen to grant the variance as requested, subject to the temporary signs be removed at the end of the year. Motion carried.

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

10. Jeffery and Debra School, property owners, propose to retain an installed porch to a principal dwelling in a Low Density Residential (RI) District at 1147 Elmore Street. The applicants request to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-604, Table 6-2, front yard setback (Ald. M. Steuer, District 10).

Moved by Tommy Everman, seconded by Jim Hutchison to approve the variance as requested. Motion carried.

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

11. Todd Waller, University BK Capital, LLC, on behalf of Timothy J. Pease, property owner, proposes to construct a new restaurant in a Highway Commercial (C2) District at 2324 University Avenue. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1709(a)(1), front and corner side yard setback and Section 13-1820(a), landscape buffer (Ald. C. Stevens, District 5).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variances, subject to:

- a. Approval of the rezoning by the Common Council.
- b. The front setback along University Avenue shall be no less than 3 ft.
- c. A 15 ft. transitional yard is maintain along the south property line until the beginning of the drive-through where, the setback may be reduced to no less than 9 ft. with dense plantings in addition to the standard buffer requirements.

Motion carried.

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

E. INFORMATIONAL.

- 1. Discussion revisions to process and application to the Board of Appeals.

This item will be discussed at the July 15,2019, meeting.

- 2. Date of next meeting: July 15, 2019, at 5:30 p.m.

F. ADJOURNMENT.

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

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