MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, MAY 7, 2018, 6:00 PM
CITY HALL, ROOM 310

A. ROLL CALL.

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

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

Others Present: Ald. Randy Scannell

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the May 7, 2018, meeting of the Green Bay Plan Commission.

Moved by Lisa Hanson, seconded by Jerry Wiezbiskie to approve the agenda for the May 7, 2018, meeting of the Green Bay Plan Commission. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the April 23, 2018, Plan Commission Meeting.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the minutes from the April 23, 2018, Plan Commission Meeting. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

D. PUBLIC HEARINGS.

1. (CPA 18-01) Public hearing on the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial and General Industrial to Medium and High Density Housing for property located at 1060 Gray Court, submitted by Jonathon Leroy, Mau & Associates, on behalf of Gerry Bigelow, Bigelow Rentals (Ald. R. Scannell, District 7).

E. REGULAR BUSINESS.

1. (CPA 18-01) Consideration with possible action on the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial and General Industrial to Medium and High Density Housing for property located at 1060 Gray Court, submitted by Jonathon Leroy, Mau & Associates, on behalf of Gerry Bigelow, Bigelow Rentals (Ald. R. Scannell, District 7).

Moved by Randall Petrouske, seconded by Lisa Hanson to open the floor for discussion. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Ald. Veronica Corpus-Dax, seconded by Jerry Wiezbiskie to return to regular order of business. Motion carried.
Yes- 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 amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial and General Industrial to Medium and High Density Housing for property located at 1060 Gray Court. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

2. (ZP 18-11) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to allow a car wash in a Community Center Commercial (C3) District located at 1053 Velp Avenue, submitted by Kurt Boulanger, Stone Ridge Holdings, LLC, property owner (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Jerry Wiezbiskie to open the floor for discussion. Motion carried.
Yes- 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 return to regular order of business. Motion carried.
Yes- 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 authorize a Conditional Use Permit (CUP) to allow a car wash in a Community Center Commercial (C3) District located at 1053 Velp Avenue, subject to:

1. 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.
2. Hours of operation for the car wash shall start no earlier than 7:00 a.m. and end no later than 10:00 p.m. per the daytime hours as part of Chapter 27.203 Regulation of Noise, Public Peace and Good Order.
3. All lighting shall be of the sharp cut-off variety and shall comply with the requirements of the Zoning Code.
4. Retention of the existing west elevation façade transparency.

Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

3. (ZP 18-14) Consideration with possible action on the request to create a Planned Unit Development (PUD) at 215 N. Webster Avenue, submitted by Lindsey S. Bovinet, on behalf of Whitney School Development, LLC., property owner (Ald. R. Scannel, District 7).

Moved by Jerry Wiezbiskie, seconded by Sidney Bremer to open the floor for discussion. Motion carried.
Yes- 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 return to regular order of business. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Randall Petrouske to amend the request to create a Planned Unit Development (PUD) at 215 N. Webster Avenue, with the addition to Item L. of the PUD to state: as well as advisory review by the Historical Preservation Commission. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Randall Petrouske, seconded by Sidney Bremer to create a Planned Unit Development (PUD) at 215 N. Webster Avenue, subject to the draft PUD with the above amendment. Motion carried.

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

4. (TA 18-02) Consideration with possible action to amend multiple Sections of the Zoning Ordinance affected by 2017 Wisconsin Act 67.

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to amend multiple Sections of the Zoning Ordinance affected by 2017 Wisconsin Act 67, as proposed subject to the draft ordinance. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

5. (SP 18-02) Consideration with possible action on the request to declare City property surplus at 1029, 1035 and 1039 Velp Avenue, submitted by Kurt Boulanger, Stone Ridge Holdings, LLC (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Jerry Wiezbiskie, seconded by Ald. Veronica Corpus-Dax to return to regular order of business. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Randall Petrouske, seconded by Lisa Hanson to declare City property surplus at 1029, 1035 and 1039 Velp Avenue, subject to the following conditions:

1. The surplus declaration must follow Staff's exhibit noting right-of-way retention in blue, surplus declaration in purple, surplus declaration with sale to the Redevelopment Authority in green, and an access easement as shown in yellow.
2. A Storm Sewer Easement shall be retained over the area outlined in purple.
3. Proof that Cross Easements are in place between parcels 18-800-1 and 18-806, 18-809-4 and 18-809-8.
4. Sale must be at or above Fair Market Value.
5. Funds from sale must be returned to Department of Public Works - Real Estate Account.
6. All costs to survey and describe Surplus Property to be Petitioners expense.
Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

F. INFORMATIONAL.

1. Director's Report.

Moved by Ald. Veronica Corpus-Dax, seconded by Lisa Hanson to receive and place on file. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

2. Date of next meeting: May 21, 2018.

3. Civic Clerk training session.

G. REFERRAL OF PETITIONS & COMMUNICATIONS.

H. ADJOURNMENT.

Moved by Lisa Hanson, seconded by Sidney Bremer to adjourn. Motion carried.
Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None