



MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, NOVEMBER 25, 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

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

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the November 25, 2019, meeting of the Green Bay Plan Commission.

Moved by Lisa Hanson, seconded by Sidney Bremer to approve the agenda. Motion carried.
Yes- Jacob Miller, 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 November 11, 2019, meeting of the Green Bay Plan Commission.

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

D. REGULAR BUSINESS.

I. (ZP 19-29) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a single-family dwelling in an Office/Residential (OR) District located at 520 Hubbard Street, submitted by Kenneth Rovinski (Ald. B. Johnson, District 9).

Moved by Randall Petrouske, seconded by Lisa Hanson to authorize a Conditional Use Permit (CUP) for a single-family dwelling in an Office/Residential (OR) District located at 520 Hubbard Street, subject to:

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

Motion carried.

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

E. INFORMATIONAL.

I. Director's Report.

Kevin Vonck presented the Director's Report.

2. Date of next meeting: Monday, December 9, 2019.

F. ADJOURNMENT.

Moved by Lisa Hanson, seconded by Sidney Bremer to adjourn. Motion carried.

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

VERBATIM MINUTES

Good evening, welcome to November 2019 meeting of the Green Bay Planning Commission. First item, roll call. Tim Gilbert, chair, is present. Cynthia Bremer, Vice Chair.

- Present.

- Alderman Veronica Corpus-Dax.

- Present.
- Commissioner Lisa Henson.
- Present.
- Commissioner Jacob Miller.
- Present.
- Commissioner Randall Petrowski.
- Present.
- And Commissioner Jerry Wiezbiskie is excused. Next item, approval of the agenda for the November 25th, 2019 meeting of the Green Bay Planning Commission.
- Move.
- Move.
- Second.
- We have a motion by Commissioner Hansen, seconded by Commissioner Bremer to approve the agenda, all in favor say aye.
- [All] Aye.
- Opposed? The agenda is approved. Next item, approval of the minutes from the November 11th, 2019 meeting of the Green Bay Planning Commission. Move to approve.
- Do we need to note the room change?
- Good for you.
- Well it's just because it says on the approval of the agenda for today that--
- It's in the notes.
- Okay so because it's in the minutes, we're all good?
- Okay, great, great, great.
- Okay.
- So we got a motion by--
- Second.
- Commissioner Petrowski, a second by Commissioner Hansen to approve the minutes, all in favor say aye.
- [All] Aye.

- Opposed? The minutes are approved. Next item, regular business, item one. Consideration with possible action. Under request to authorize conditional use permit, for a single family dwelling in an office residential district located at 520 Hubbard Street submitted by Kenneth Rovinski.

- Thank you mister chairman. Okay this is the property outlined in red, little bit zoomed out so you can kind of see the area, you have Broadway on the East a couple blocks away. That is safe a lot, right across the alley, to the east. So it's on the corner, north east corner of North Maple and Hubbard. It's about a 50 by 106 foot lot. It is currently vacant. Gonna go to the next one. This is zoning, you can see that area, that lot and the area all around is zoned office residential or single family home requires conditional use permit in that district. It is again adjacent to the downtown district which is in Brown. Future land use shows a low to medium density residential. That's that light yellow. And then the mixed use downtown is the purple. So thought the COPs do not have to be consistent with the comprehensive plan in this case a single family would be consistent with the low to medium residential land use. So, you have a couple views on the right, so the top one is looking from the, standing in the middle of the intersection looking at the lot, so you can see it's vacant. There's kind of shaded. And then on the bottom here at the middle of the cul-de-sac on Hubbard and you can kind of see what the frontage would be. So this is a corner lot and on left hand side is the site plan of partition is provided. The house itself obviously runs two streets but the front of the house would be facing Hubbard Street and then the garage and the side of the house would be fronting on North Maple. And these are the proposed elevations for the whole. So the bottom front elevation again is facing Hubbard and you kind of see it's got the traditional kind of turn of the century style, craftsman design. The side, the left elevation is what's going to be facing Maple and you can see a lot of articulation on that house, there's different roof lines, there's windows, I don't know if it's a window seat but it's a bump out. Then the individual garage doors. You can see that there's a full porch, open porch. And then the right elevation and the rear elevation, one is going to be facing the neighbor on Hubbard and then the neighbor on--

- Maple.

- Maple, correct. So this is the proposed design it's a mix of siding, shape, very sensitive to the architecture of the neighborhood. And then since staff had taken a look at this we felt that that corner has kind of been a empty tooth in that neighborhood for a while, it's right across from the church. It's a good size lot, again, 50 by 106. We think the design that's proposed is very fitting with the neighborhood. Purple lot itself is conducted of two family use, there's some multi-family in the areas, two families in singles, really it's kind of a nice mix, a walking distance to Broadway and grocery. So with that we are recommending approval of the request with one condition of compliance with all the regulations of the municipal home.

- Thank you. Any other questions?

- Move to approve.

- Second.

- We have a motion by Commissioner Corpusky. Second by Commissioner Hanson, approved, do you wish to say anything?

- I think that they've said it all.

- It's all right, okay so we have a motion. Any second to approve to recommendation? Not sure what has it, you guys do both?

- Am I coming through Jessie? Suddenly I had, suddenly, I made myself nervous.

- You namelessly approved.

- Great.
- Thank you, and thank you for meeting tonight, I appreciate it and it helps with my construction timeline, so.
- I told you we have this done fast.
- Okay four minutes.
- That's a good proposal.
- Next item informational, director's report.
- Alright. So, in sheer meeting this evening, told Miss Deal we'd be out of here at 6:08. Okay, so consummating less time, second meeting for adoption ordinances that are approved that POD for North Broadway, North Dallas that was the sign and then the side of the Urban Vincent Walker associates and also approved the POD change for heights that was the for the quick drip properties, those were both approved. And then all of the elements approved commission or approved without .
- Good, thank you.
- The date of the next meeting is scheduled for Monday, December 9th 2019.
- Move to adjourn.
- Second.
- Motion by Commissioner Hanson and second by Commissioner Bremer to adjourn all in favor say aye.
- [All] Aye.
- Opposed?
- We are adjourned.
- And a new record, yay!