MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 13, 2020, 6:00 PM
Telephonic Meeting
Public may also view at
www.youtube.com/CityOfGreenBay

A. ZOOM MEETING INFORMATION.

1. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

1. Members: Tim Gilbert – Chair, Sid Bremer – Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Derius Daniels

Present: Lisa Hanson, Veronica Corpus-Dax, Randall Petrouske, Jacob Miller, Sidney Bremer, Derius Daniels, Excused:

Others Present: Ald. Kathy Lefebvre

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the July 13, 2020, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Lisa Hanson to approve the agenda. Motion carried.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the June 22, 2020, meeting of the Green Bay Plan Commission.

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

E. REGULAR BUSINESS.

1. Consideration with possible action on communication from Ald. Kathy Lefebvre (District 6) "To look at residential policy per storm water runoff; residences are experiencing rain water runoff from elevated houses because of floodplain building elevation requirements (FEMA)" (from May 26, 2020 Plan Commission meeting).

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to receive and place on file the communication from Ald. Kathy Lefebvre (District 6) "To look at residential policy per storm water runoff; residences are experiencing rain water runoff from elevated houses because of floodplain building elevation requirements (FEMA)". Motion carried.
Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

2. Consideration with possible action on communication from Ald. Barb Dorff (District 1) to "Estimate potential costs and benefits of proposed Grandview development" (from June 29, 2020 Council Meeting).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to refer to staff the communication from Ald. Barb Dorff (District 1) to "Estimate potential costs and benefits of proposed Grandview development" . Motion carried.
Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

3. Consideration with possible action on communication from Ald. Chris Wery (District 8) to "Request an update with any appropriate action on the property located at the corner of S. Ridge Road/Lombardi Avenue, owned by Kuehn Properties" (from July 2, 2020 email to the City Clerk).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to receive and place on file the communication from Ald. Chris Wery (District 8) to "Request an update with any appropriate action

on the property located at the corner of S. Ridge Road/Lombardi Avenue, owned by Kuehn Properties". Motion carried.
Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

4. (ZP 20-19) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, submitted by Curtis Klish, MCR Rentals, LLC, property owner (Ald. L. Gerlach, District 3).

Vice-Chair Sidney Bremer read into record the instructions and procedure for the public hearings and stated that the all public hearings were properly posted.

Vice Chair Sidney Bremer then opened the floor for the public hearing on the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3).

Vice-Chair Sidney Bremer asked three (3) times if there was anyone else present who wished to speak. Hearing/seeing no one, the public hearing was closed.

5. (ZP 20-19) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, submitted by Curtis Klish, MCR Rentals, LLC, property owner (Ald. L. Gerlach, District 3).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to approve the request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, 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. There shall be no expansion of the conditional use without Plan Commission and City Council Approval.
Motion carried.
Yes- None, No- None, Abstain- None

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

6. (TA 20-01) Public Hearing on a request to amend Chapter 13-522(a) (7), Green Bay Zoning Code regarding temporary uses.

Vice Chair Sidney Bremer then opened the floor for the public hearing regarding the request to amend Chapter 13-522(a) (7), Green Bay Zoning Code regarding temporary uses.

Vice-Chair Sidney Bremer asked three (3) times if there was anyone present who wished to speak. Hearing/seeing none, the public hearing was closed.

7. (TA 20-01) Consideration with possible action on a request to amend Chapter 13-522(a)(7), Green Bay Zoning Code regarding temporary uses.

Moved by Ald. Veronica Corpus-Dax, seconded by Lisa Hanson to amend Chapter 13-522(a)(7), Green Bay Zoning Code regarding temporary uses as presented by Planning Staff. Motion carried. Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

F. INFORMATIONAL.

1. Director's Report.

Director Kevin Vonck presented the director's report.
Effective July 13, 2020, after 17 years, Chair Tim Gilbert has retired. We wish him Good Luck! - Thank you Tim!
New Commissioner, Derius "DJ" Daniels was welcomed to the Plan Commission. - Welcome DJ!

2. Date of next meeting: Monday, July 13, 2020.

The date of the next meeting is Monday, August 10, 2020 and not July 13, 2020 as stated on the agenda.

G. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Derius Daniels to adjourn. Motion carried. Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

VERBATIM MINUTES

- [A Woman] For different meetings, we talked about you.

- Oh, let us know. Okay.

- So, I would like to call to order, this telephonic meeting of Green Bay Plan Commission for July 13, 2020 at 6PM. And our first order of business, before we shut off our microphones, is the roll call. Our former chair, Tim Gilbert has resigned. So he is not with us tonight. I am Sidney Bremer, the vice chair. Alder Veronica Corpus-Dax?

- Present.

- Thank you. Commissioner Lisa Hanson?

- Present. Commissioner Jacob Miller? And commissioner Randall Petrouske?

- Present.

- And commissioner Derrius or DJ Daniels?

- Present.

- All right. All, accounted for. I would like them to entertain a motion to approve the agenda.

- So moved.

- Second.

- Okay, I think that was Veronica Corpus-Dax with a second from Lisa Hanson. Are there any objections to approving the agenda? Raise your hand if you object. That being the case, we will continue, with our request for a motion to approve of the minutes.

- So moved.

- Okay, I now-

- Second.

- Recognize Randall Petrouske, as the motion maker. Does that mean Veronica, you can second it. Great. Any objections to that approval? That we could consider that, to also be approved. And we'll continue to our regular order of business. But first of all, I need to ask that anybody who's not speaking now turn off . And, let's see. Looks like, all the crosstalk went way down. So, we have as our first item, consideration with possible action on communication from Alder Kathy Lefebrve. To look at residential policy, per home storm water runoff. Residences are experiencing rainwater runoff. Pardon me. From elevated houses, because of floodplain building elevation requirements from FEMA. Paul Neumeyer, our staff member. Would you be so good as to, introduce this item for us?

- This request, kind has to do with properties that are located within the floodplain. And floodplain properties are regulated under chapter 13 or 1300 in our Green Bay Zoning code. And those requirements really date back to about 2009. When we did a major update to FEMA maps, and docking maps, and adopting a new ordinance requirements for floodplain, kind of a next generation for floodplain. So, in my brief report, I just kind of outlined some sections, the request, that are already in place. They really have to do with, the distance from land lines for drainage. Maximum heights, for retaining walls. And then, these slope that is required from the foundation to the property line. So really the intent here is, although that homes are being elevated, their side slope should generally kind of taper back into the natural grade, and giving them kind of a sense of, kind of fitting in so to speak. So, those comments are already in place. I provided about think, four or five different scenarios that we use, for floodplain properties, with varying widths or different situations. And those are included within the agenda. I think there might be a couple, I included in this report, or in the PowerPoint. Here we go. There are just some examples of, things that we're preparing for, when requests come in. That, those drainage requirements are in place. The aesthetic is in place, to do all this construction within the floodplain. So, I did talk to the Alder person about this request. I did pass on, the information that I'm passing on to you. And, at this point we're just recommending the item be received and placed on file.

- Did Alder Lefebrve have any questions or concerns about it Paul?

- Lefebvre] Yes. I know they... When they originally started with, the people on River Street. And, even though they're in the floodplain, it wasn't because of flooding from the Bay. It was just that, there was a habitat house that built, and they had to raise up. And then there were the two people in between, on the East of that. The property that had... Excuse me. I just came from another meeting, and I got to go back. The habitat house is on the East. And then going West, the two in between. And then the third person, had to raise up. He put a garage, and he had to raise up. So the two are in between. Now this year, they're last year, was the issue. Because they had so much rain. Their backyards were standing water. I mean a lot of water, puddling. Really puddling in their backyard. Even though they're on the alley, there was no drainage into the alley. It was all pooling into their backyards. Now the one house, he is elevated his house and everything. And his basement was fine. But the other one, was a rental. And, his basement was getting flooded. So, that was the original intent. But then, now we got. And Vice Chair Bremer, you know the situation on Lakeside. Now, we have another one where, he is concerned about flooding from the Bay itself, because he's the lowest elevation house, he's on a slab. And, one next door is going to be building. And so he has to raise all his property up. The other house on the other side, right now, they're higher than he is also. So he already had in April, he had the flood. Flooding came in his house. I think he had six inches in his house. And now, I'm going through FEMA. FEMA is paying for, taking the carpet out, and all that work that has to be done. But now he's afraid that, with that house being built up and everything, the next time, he doesn't know if he gets flooded again. And this time, it would probably... It might be worse because, it's only gonna go into his property, everything. And, that FEMA might not pay for it again. That's was the concern that I had. And there must be other areas in the city where people, it's not their fault. And it's not the people have to build up. Because that's the new regulations. But there has to be some thing to help these people. So they don't end up with damages in their house.

- Alder Lefebrve, do you have... Are you content with the current regulations that, Mr.Neumeyer has just reminded us of?

- [Lefebrve] Yes and no. Basically, I think the one on Lakeside, with the ones that's really gonna be hurt.

- In part, because the model itself of the neighbors is so very low and just on the slab, right?

- [Lefebvre] Right, right. And, he cannot afford to raise this house, he just can't. It's unfortunate. And he's the lowest, of I think anybody on that area.

- I think that's possible. Mr.Neumeyer, as I understand it, there is no way to protect, what is already threatened by flooding. It's simply to, make sure that, whatever is being built, will not make that threat worse. Is that correct?

- I think in a nut shell, yes. I think it's for new construction. Unfortunately, there are several homes, I mean, they are below the floodplain that are older. There's also an issue of Dyke maintenance as well. If there's flooding from the Bay, that's not necessarily controlled strictly through the zoning code. So, our intentions here at the zoning code is for any new construction, single, two family home, that they meet the ordinance, hopefully to minimize, or maybe not even have any sort of storm water effect really.

- Okay. We have a recommendation, to receive and place this information on social to that effect.

- I would move to approve that.

- Thank you, Lisa.

- And?

- I will second that.

- A second from Alder Corpus-Dax. Any objections to that motion? Or any further discussion, from any of the members of the commission? Randy, it looks like you may be wanting to. Nope, okay. All those in favor, please signify by raising your hand either mechanically or biologically. All right, thank you very much. It passes unanimously, Alder Lefebrve, as the on the other side-

- [Lefebvre] Can I just say- I'm particularly grateful to you too, for raising this question. And I know it's gonna be seen to it closely by the staff.

- [lefebvre] Yes. And I hope that the staff would really look at individual situations. I think, that's what it has to be. Maybe, more than a broad ordinance or whatever. Because everybody is different. But if they could take that into account, I'd appreciate it.

- Thank you.

- [Lefebvre] Okay, thank you. And I have to get back to my next meeting.

- Okay, run, run. Thanks again.

- Yep, bye-bye.

- Item number two on our agenda then, having approved the recommendation to receive and place on file item number one, on the residential policy on stormwater runoff. We have consideration with possible action, on communication from Alder Barb Dorf, district one to estimate potential costs and benefits of proposed grand view development. And that, we were told, would be discussed tonight. I believe, we turned to director Vonck for that.

- Thank you, Madam chair. Just to make sure...

- You are being heard, at least by me.

- Okay, great. I just want to make sure I wasn't muted there. We've talked about a lot. And before my time, proposed development, on the very far East side, a mixed use development to look at providing, a wide range of residential, housing units. And then also some commercial, recreational space, really in the area, East of Grandview. And looking forward to, what could become of that development. And I know there's been some challenges in terms of moving the project forward, when it comes to infrastructure. There's this significant amount of infrastructure that's needed to facilitate the development, primarily stormwater management. But then also, the street utilities, everything else involved in there as well. I think as you well know, and in terms of the city's finances, we're challenged. And in terms of being able to bond for infrastructure, to facilitate development, and our bonding capacity overall, at a city is limited. And then perhaps, Alder Corpus-Dax can attest to where we're at, and those finances. But in the same aspect, and in some cases, we do have to spend money, in order to make money. And that is on the development side from getting property taxes, and additional revenue. And so, I think one of the things, in discussing with, Alder person Dorf, and then the potential representative of the property owners, is for us to really look at, what are the costs all involved? And, I believe our Department of Public Works, has put together some numbers, in

terms of the infrastructure costs. But then for us, to also look at, what are the potential benefits, in terms of revenues from property taxes, from that potential development. And really to go through, and then run an exercise to see. And again, I mean, there'll be some estimates and assumptions here. Which is like any other development project. What's the timing of that development? And as taxes come online, what's the payback period, for money, should we incur any borrowing, or bonding costs to do this. What would be the potential upside of this? And so, we are recommending that this get referred to staff, for us to go through, and kind of take a deep dive, and maybe present a few different scenarios, some estimates, and come back to the Plan Commission, which then in turn could maybe better help inform, our Improvement Service Committee. But also city council in terms of making decisions about this development. So with that, we are recommending to refer to staff. It's probably gonna take us a little while to gather some data and crunch some numbers, to come back in September. But just also wanted to provide an opportunity here. If there's anything specific, that you would like us to include, in that analysis to provide here. So we can come back, and include that there.

- Do any of the commissioners have any questions they'd like to ask a director Vonck?

- All right.

- Commissioner Daniels. Commissioner Daniels?

- I just had a really quick question. What is currently in that location?

- Bars.

- Is there anything?

- It's agricultural land. Yeah, there's some-

- .

- Yep, it's undeveloped.

- Okay, thank you. Any other questions? Do we have a motion then, to refer that to staff, to bring back to us in September?

- So, moved.

- motion for the staff.

- We have a motion from commissioner of trustee, second place. And then a second from older Corpus-Dax. Boy, people are really run into the mic today. Thank you. That moves us along. And, that takes us... Oh, any objections to that? All those in favor.

- Aye. Either hands. Yes, in deed it, passes unanimously. And we are referring to staff, the consideration on communication from Alder Barb Dorf, involving the potential costs and benefits of the proposed Grandview development, to report back to us in September. That brings us to item number three. Consideration with possible action, on communication from the Alder Chris Wery, from district eight. To, request an update on any appropriate action on the property located on the corner of South Ridge road and Lombardi Avenue, owned by Kuehn properties. And, Paul Neumeyer, I have your name on that.

- Sure. I can just give a brief overview on it. Back in 2016, there was a request to do a comprehensive plan amendment. And rezoning for the area, the Northeast corner of Lombardi Avenue and South Ridge road. There were two office buildings there at one point. And there were seven homes. And there's one property that was actually excluded, but it was on Frank Street. 'Cause the property owner at that time had plans for development for a five-storey, kind of mixed used of office building, on that site. It was approved in 2016. It was extended. However it expired in 2018. So what you see on the screen, is kind of the concept, kind of running on the top of the screen. On top of the map, would be South bridge. On the left hand side would be Lombardi Avenue. And that building was tucked up near the corner of, South Ridge and Lombardi, with parking behind it. For maybe a variety of reasons, the development didn't occur, and the property has remained big since that time. We have been in discussions with the property owner over the past couple of years, waiting for him to approach us again, so we can react to a proposal. But there's nothing to report at this point. Patients have been made for zoning, or for a site plan changed. So, at this point, I think it's just simply to receive and place on file.

- Do we have any questions from any of the commissioners? If you wish to speak, please raise your hand. That's the one way I can tell. Okay. May we have a motion to receive and place on file the request for an update on, the property located at the corner of South Ridge and Lombardi Avenue?

- So moved.

- Commissioner Hanson has moved that. And a second, please. From commissioner Corpus-Dax. All those in favor, please raise your hands. Gonna get this straight. Yeah, okay. No, you can only vote once Lisa, I'm sorry. It passes unanimously. Thank you all very much.

- Our fourth item on the agenda, is the first of two public hearings, in advance of two other items on the agenda. Each of these public hearings has been properly posted, and public notification has been published in Green Bay press Gazette. The Plan Commission is interested in hearing any public concerns, regarding these agenda items before we take them up. And to offer people another opportunity to speak. When we consider, the staff recommendation for possible action. We invite your comments, during this public hearing. And ask that after your name has been called, you state first of all your address. Whether you the secondly, whether you represent a group, or an association. Third, whether you favor oppose, or are only providing information in this matter. And then of course your comments or concerns. We also ask that you can find your testimony to facts related to the proposal at hand, and avoid repetitive testimony. You must be recognized by the Plan Commission in order to speak. And director Vonck will be opening the mics if there are such people here. And we ask that you please your address your comments. We will now open the public hearing, on item number four. Which is, on the request to authorize a conditional use permit for self service storage at 1929 Verlin Road, submitted by Curtis Klish, MCR rentals, LLC property owner. And, I'm gonna ask before we go further that, Paul Neumeyer, provide us a brief introduction to this item.

- Sure, thank you Madam chair. This request is, the far Southern limits of the city of Green Bay, sandwiches up against the village of Bellevue, West of Lyme Killeen road. It's a, I believe three parcels that are on the North side of the street. The request is for a conditional use permit, to allow four self service storage units. So the property, is it can have this zoning, which requires, the conditional use permit. And back in 2016, a similar request was made for re-zoning and conditional use permit for, kind of a campus of a self service service storage units to the North of this, all under the same ownership, by the same property owner. So again, this is, coming before you, because of the need for a conditional use permit, for four self-service storage units, basically

an oversized units. That do not front the street, but are kind of the rear of the three existing parcels that are there.

- Thank you. Is there anybody who wishes to, speak in favor of this proposal? You'll find a participants spot icon at the bottom of the screen. If you click on that, there is a way for you to, raise your hand mechanically. Seeing no one. I would ask, is there anybody here who wishes to speak opposed to this? And is there anyone here, who wants to provide information only?

- [Curtis] I'm Curtis Klish. I'm the property owner. I just wanted to let you know that I'm listening here if you guys have any questions.

- Thank you, Mr.Klish. And we know, who you represent. Could you also... Oh no, we don't need your address at this point. That will come later. Does anybody have-

- [Curtis] Okay.

- We'll ask questions. Anything you want to say before we look at this item for consideration possible action?

- [Curtis] No, I think Paul summed it up great.

- Good, thank you. That being so, is there anyone else who wishes to speak? Does anyone else wish to speak? Does anyone else wish to speak? It's always seems crazy repeating it three times. But those are the directions, it's legal. So, we will close them this public hearing and proceed to item number five on our agenda or number six rather. No, number five. Which is consideration with possible action, on the request to authorize a conditional use permit for self service storage at 1929 Verlin Road submitted by Curtis Klish, MCR Rentals, LLC Property Owner. And again, Paul, I think you have not... Did you share with us already the recommendation of staff on this item?

- I did. We don't have much more to share. I think land use, we feel is appropriate. It's consistent with the kind of industrial nature of that particular area. We are recommending approval of the request. We do have two conditions that are listed within the agenda. But we are supporting the request.

- Thank you, Mr.Neumeyer. And I see we have some pretty pictures on the screen here. Do you need to tell us anything about what we are seeing? It looks pretty clear to me.

- Right, we just kind of quickly ran through the comprehensive plan, which is industrial. The light industrial zoning, which has properties located. What you see before you on the screen is the site plan. And those four self service storage units are located to the top of the screen, so to speak. So, they don't have that visibility to the street. There is another, kind of industrial contractor type use that'll be up front. So again, it's really consistent with the units that are to the North and the surrounding land uses.

- Okay. Are there any questions from the commissioners of the staff? Yes, commissioner Hanson.

- I was waiting, for some time.

- Oh, .

- But I'm now moving to approve, the condition that staff has put in place.

- Thank you. And we have a second. It looks like from Alderman Corpus-Dax .

- No, I have a question.

- Oh no, she has a question. Can we get a second first of all? Then we'll open up for further discussion.

- I'll second that.

- Thank you very much. And now your question.

- Thank you. Paul, did you say that this came through previously, from the Plan Commission?

- There was a separate request by the same property owner to the North, in 2016, that had kind of a campus of self service storage units. They're really not even visible from the street, but they're there. And they went through a conditional use permit as well. So even though these are just four units, we wanted them to come back for that conditional use permit in this case.

- Okay, great.

- Thank you. And we have a motion and a second, to accept the staff's request on this. And that is, as there any further conversation or questioning? So we will vote on the motion then, to authorize a conditional use permit for self service storage in 1929 Verlin Road. All those in favor, please signal. Signify by raising your hands. And we've got another unanimous vote on that. Thank you very much Mr.Klish for being here. And, good luck with the project. You will want to realize that our recommendation goes to the County Council, which we'll be meeting on, director Vonck.

- Yes, council meeting will be next Tuesday, the 21st at 6:00 PM. And it will be a virtual meeting.

- Thank you very much. So you may want to be there for any questions they might have.

- [Mr.klish] Will you guys send out paperwork on that?

- There's no additional paperwork that goes out. If you go to the city of Green Bay website, like tonight's meeting, the instructions for, joining the zoom meeting will be posted on there. Usually, the agenda and packet is posted on Friday.

- Okay.

- [Mr.Klish] Cool, thank you.

- Thank you very much for being with us, even if just virtually. And then, item number six. A public hearing on a request to amend chapter 13 -522 in the Green Bay Zoning code, regarding temporary uses. And Mr.Neumeyer again, if you could remind us of the reason for this item.

- Sure, thank you Madam chair. Kind of in the light of COVID-19, I think our staff, might have some more flexibility, as far as temporary use. As we define temporary uses in our zoning code, for just that purpose temporary use that maybe pop up. So, we wanted to maybe better delineate a timeframe and expand that time frame for, businesses that are maybe, or used as that are, maybe struggling that need to some temporary or semi permanent, I guess approval to, operate within the city. So, what's on the screen right now is the current temporary

language. It's fairly limited. Only 15 days, which isn't much. So, we've kind of taken more of a seasonal approach. So we're looking at expanding that 15 day period to 90 days, with a renewal period up to another 90 days. So that gives, someone a good chance. So, based on the season to conduct a use. But we also built in some oversight, by the zoning administrator, to kind of vet some of those uses. We'll probably vet those through our land use team. And maybe a projects team to make sure that those are consistent with, surrounding land uses. And we're also gonna require a site plan. Which I think is, fairly understood. But we wanted to clarify that in the language, that use can occur. And then finally we wanted to, give that flexibility where someone could operate, a temporary use on a larger basis, so to speak a longer period of time, but we didn't want to give them too much a string, so to speak or rope without being able to pull it back. So we added some language. If there are some violations or complaints regarding that use, that we'll be able to enforce on the site plan, and have that use cease immediately, if there is justification for that. So, again, what you see before it's kind of revised language, we felt was appropriate, to help facilitate businesses, in these strange times to maybe succeed where, there were limited before that with our code language. So, we're recommending approval of these changes, based on the ordinance that's attached to the agenda.

- Thank you, Mr.Neumeyer. And you all will remember that this is a response to a proposal that was for, a question that was raised by Alder Mark Steuer at our last meeting. Are there any questions... Oh, this is still the public hearing. I lost track myself. On the item that Mr. Neumeyer has just described for us. Thank you Paul. Is there anybody here to speak in favor of, this draft? And you'll need again, to click on the raise hand. Is there anybody here to speak, opposed to the draft? And is there anybody here from the public? Or, for that matter Alder Steuer to speak with information about this item? I think he'd filled us in pretty thoroughly last time. Does anyone wish to speak on this matter? Does anyone wish to speak on this matter? Does anyone wish to speak on this matter? That being the case, let the record show that no one came forward. And, I've therefore closed the hearing. And we'll move on to the final item on the agenda. Which relates to the matter we have just been holding the public hearing on, that is consideration with possible action on our request to amend chapter 13 522 Green Bay Zoning code regarding temporary uses. Mr. Neumeyer, do you have anything further that you want to add from the staff?

- Nothing further to add at this point.

- Okay. Are there any questions from the commissioners? And I want to make an apology to DJ Daniels. I'm sorry, I missed your question on the chat when you put it up. I'm not quite as technical proficient as you are. So, if anybody has any questions, probably best raise your hand. And, commissioner Daniels. Oh, Daniels.

- I'm just gonna give an . All right, go ahead.

- Okay, I wasn't at, of course the last meeting, But are we getting in a lot of requests? you referenced that meeting before. Is this a one off situation? Or have you been getting a lot of these requests?

- Mr.Neumeyer do you want to respond to that?

- Yes I do.

- Or Mr.Vonck for that matter.

- Sure. So, I think throughout the years, we do get occasional requests. I wouldn't say that it's hugely prescient, but I think by expanding the ordinance, I think it gives those who come in

some larger options or more to work with. So to speak 15 days is a much time. So this just kind of broadens the ordinance, and gives flexibility. But I don't think we've seen a lot of them come in necessarily, as a result of the COVID at this point.

- Because there is some of them that they have to do. Do we see any kind of risk? With the 90 day period, initially?

- As far as a risk? I think we're using a site plan as our tool, to enforce. I don't know that they're running any risk necessarily. I think we have, enforcement tools on place where the site plan. And also the site plan if there are issue. So, I don't know if there's any risks that I can foresee.

- Thank you.

- And, I might add in on commissioner Daniel's that, Alder Steuer was particularly interested in, having some space that would make it possible for Green Bay, like some other communities, to construct some places, or to identify some places for outdoor movies. And I note that this, particular proposal does, in addition to the 90 days, also offer a possibility of renewing that 90 days for a second term that I think, should cover pretty much the kind of thing that Alder Steuer was looking for. Do you agree Paul? That Alder Steuer's interests are covered by this? I don't think he speak for himself.

- I think, so, . You know again with the drive, and those are possibilities, but it might be a more lengthy process. So I think, as a temporary use, this kind of really serves a purpose for the nice weather we have during the summer, but not so much the winter.

- Okay. Okay. And, Alder Corpus-Dax same question.

- Thank you madam chair. Paul, would this also cover the parklets that, Alder Johnson has been proposing? Do you see this being like, that considered a temporary use?

- Yeah, I guess hands where those uses are. This would be on, other properties. So if those uses are on public property, I think that's under a different ordinance, so to speak. So this would be on, properties that are zoned or private, so to speak.

- Okay.

- Any other questions? May we have emotion on this. The recommendation of, whether or not to approve the request per the draft ordinance.

- Motion to approve.

- Thank you Alder Corpus-Dax.

- Second.

- And a second from commissioner Hanson. All those in favor, please signal by raising your hands. Any opposed? We don't want to give our new commissioner the wrong impression. We don't always have quick, and unanimous vote. But we'll break you in slowly, okay? And that brings us to the end of the action items. We now have the director's report. And I'll call on, director Vonck for that.

- Thank you Madam chair. I'm pulling up my cheat sheet here, from the council meeting, I just wanted to, welcome commissioner Daniels, to serve on the commission here, come highly

recommended. So the expectations will be high, for performance here. There'll be a, meeting you get, about the zoning code. I was really hopeful we'd have a full house here tonight. Unfortunately on the other side, we lost, commissioner Gilbert. He, did submit his resignation, effective as of today. So we'll be working to find his replacement on this commission. And then likely, at our next meeting, be having election of officers, as Mr.Gilbert was our chair. So really appreciate, Madame chair Bremer, serving in this capacity, recently. Again, welcome commissioner Daniels, to our group here. Just in terms of then, council actions, that happened the last council meeting on Monday, June 29th. Mr. Daniel's appointment was approved, which was quite an important. And then in terms of the, PUD for Green Bay packaging, which dealt with the number of dimensional issues out on that project, was approved. And then, all of the items that were in the report of the Plan Commission, were also a approved. Not necessarily part of this, group here in terms of action. But along the lines of, again, trying to provide opportunities for businesses in our community to stay vibrant. They did under the emergency declaration, include expansion of temporary premises, for those who didn't serve alcohol. That was something we actually found missing throughout. So again, if somebody is looking to expand their food or beverage service, under the public right of way, now administratively, they can work through Department of Public Works. And to our park, they can run through our parks department. But then on private property, much like the temporary uses proposed here, they can work with us. I just want to make sure, that we have these opportunities, four businesses to expand, and then find ways to make themselves viable. I really appreciate our staff's work, the 90 day period. We kind of looked at it like traffic commission does, right? You have a 90 day trial for parking, or a stop sign, or yield sign. So, I think it's really a great opportunity for us, to test out things. And also, maybe commissioner Daniel's talked about risk. I think also for, a business owner, it's a way to kind of take a calculated risk, a low risk. Let me try this temporarily. Can I try it for 90 days? Hey, if it works, maybe I'll come back with a full site plan and a full development, you know next year. But hopefully it provides a little more, opportunities, for businesses to think creatively and try something over the next few months. So that is all I have for my report this evening.

- And I would like to a piggy tail, piggyback onto that. First of all, to add my welcome to commissioner Daniel's, we're delighted to have you with us. To express my regret that we're, losing the Ald.Tim Gilbert. But I want you to know that Tim is in fine health. He just felt that after 17 years, sort of Plan Commission, his absence during the last four meetings where we've been, limited to Zoom, gave him a good and appropriate opportunity to retire. And I also want to acknowledge his fine work. And that of Jerry , who proceeded him, in leaving the commission. And I want to offer, to send a card to each of them, from all of us. I can do that through snail mail, the old real thing. I don't know how to circulate an e-card. If anybody wants to do that, so that we could actually add messages to a card. But if I don't see any hands on that, I will just get cards, and signed for all of us, and tell them how much we've appreciated their contributions to the city.

- Thank you Sid.

- Okay.

- Yeah, thank you.

- I should say, any objections to that? Good, good. Okay, and then the final point of information, just the date of the next meeting, Monday. And I've picked up the wrong sheet here. Kevin help me out.

- Oh, I do not have my sheet. Hard guess...

- Ah, Paul's got it. Say it again Paul.

- Monday, August 10th.

- Monday, August 10th. And thank you very much. And, Alder Corpus-Dax.

- If anyone feels passionately, one way or another about face masks, over at protection and policy, there should be debating that soon.

- I think that the meeting is full though. I think the meaning is full. Like you can't get on a zoom meeting anymore. There's so many people on it. Because I'm-

- surprised me.

- For the next agenda item after that. So, yay.

- Yeah, that one surprised me. I've been, receiving a lot of emails.

- Thank you for that information. Any further information or comments from anybody? Then I'd be happy to-

- Adjourn.

- Kevin's, point on this. Anybody who wants to offer a motion to adjourn?

- Motion to adjourn.

- Second.

- I think Alder Corpus-Dax got to him first, proceed. Now, Mr.Daniels, we're not going to do this again, but I would like to offer you the opportunity to second that motion. All right. Any objections? And vote with your feet, and click your leave button, and we'll see you on the 10th of August.

- Bye.

- Okay everyone.