



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, FEBRUARY 8, 2021, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

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

B. ROLL CALL.

I. Members: Lisa Hanson - Chair, Jacob Miller – Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Derius Daniels and Autumn Linsmeier.

Present: Lisa Hanson, Ald. Veronica Corpus-Dax, Jacob Miller, Sidney Bremer, Derius Daniels, Autumn Linsmeier, Excused:

Also present: Ald. Lynn Gerlach

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 8, 2021, meeting of the Green Bay Plan Commission.

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

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the January 11, 2021, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Autumn Linsmeier to approve the minutes from the January 11, 2021, meeting of the Green Bay Plan Commission. Motion carried.

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

2. Approval of the minutes from the January 21, 2021, special meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the minutes from the January 21, 2021, special meeting of the Green Bay Plan Commission. Motion carried.

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

E. REGULAR BUSINESS.

1. Appointment of Neil Stechschulte as Secretary of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to welcome and appoint Director Neil Stechschulte as Secretary of the Green Bay Plan Commission. Motion carried.

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

2. (ZP 20-37) Public Hearing on the request to rezone 1500 N. Irwin Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Rocco Canadeo, property owner (Ald. K. Lefebvre, District 6).

Chair Lisa Hanson read into record the rules and procedures for the all public hearings. All public hearings have been properly posted.

Chair Lisa Hanson opened the floor for the public hearing to rezone 1500 N. Irwin Avenue from General Commercial (C1) to Highway Commercial (C2).

Chair Lisa Hanson then asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the public hearing was closed.

3. (ZP 20-37) Consideration with possible action on the request to rezone 1500 N. Irwin Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Rocco Canadeo, property owner (Ald. K. Lefebvre, District 6).

Moved by Jacob Miller, seconded by Sidney Bremer to approve the request to rezone 1500 N. Irwin Avenue from General Commercial (C1) to Highway Commercial (C2), subject to the following conditions:

- a. Compliance to all ventilation standards and HVAC regulations within the City of Green Bay.
- b. Meets code requirements with an application for review to the Building Inspection Department, this includes proper plans and permits.

Motion carried.

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

4. (ZP 20-39) Public Hearing on the request to rezone 2226 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Doug Reiser, on behalf of Enterprise Rent-A-Car Company of Wisconsin, LLC., applicant (Ald. L. Gerlach, District 3).

Chair Lisa Hanson opened the floor for the public hearing to rezone 2226 Main Street from General Commercial (C1) to Highway Commercial (C2).

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

5. (ZP 20-39) Consideration with possible action on the request to rezone 2226 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by Doug Reiser, on behalf of Enterprise Rent-A-Car Company of Wisconsin, LLC., applicant (Ald. L. Gerlach, District 3).

Moved by Sidney Bremer, seconded by Derius Daniels to approve the request to rezone 2226 Main Street from General Commercial (C1) to Highway Commercial (C2). Motion carried.

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

6. (CPA 20-01) Consideration with possible action on the request to amend the Comprehensive Plan for the property located at 215 Elizabeth Street from Medium Density Retail, Office or Housing (MIROH) to Commercial (C) (Figure 22-5), submitted by Steve Bieda, Mau & Associates, on behalf of Mirhashemi, Inc., property owner (Ald. C. Stevens, District 5).

Moved by Sidney Bremer, seconded by Jacob Miller to open the floor for discussion. Motion carried.

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

Moved by Sidney Bremer, seconded by Jacob Miller to close the floor and return to regular order of business. Motion carried.

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

Moved by Jacob Miller, seconded by Sidney Bremer to approve the request to amend the Comprehensive Plan for property located at 215 Elizabeth Street from Medium Density Retail, Office or Housing (MIROH) to Commercial (C) for an area no greater than 320 ft. from the intersection of Main Street and Elizabeth Street. The balance of lands included in the request shall be designated as low density residential. Motion carried.

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

7. (TA 20-04) Consideration with possible action on a request of Ald. Corpus-Dax to examine regulations regarding the current zoning code and "Drive Thru" or "Pickup" lanes, and the necessity of bypass lanes and/or menu boards.

Paul Neumeyer asked that this item be heldover until the public notices can be properly posted.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to, at the request of staff, holdover the request from Ald. Corpus-Dax to examine regulations regarding the current zoning code and "Drive Thru" or "Pickup" lanes and the necessity of bypass lanes and/or menu boards until public notices can be properly posted. Motion carried.

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

F. INFORMATIONAL.

1. Director's Report.

Neil Stechschulte presented the Director's Report.

2. Update on 2019 - 2020 Housing Affordability Report

Madison Smith presented an update on the 2019-2020 Housing Affordability Report.

3. Date of next meeting: February 22, 2021

G. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Jacob Miller to adjourn. Motion carried.

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

VERBATIM MINUTES

- Okay.
- All right. Hello and welcome to the Monday February 8th, 2021 virtual meeting of the Green Bay Planning Commission. We'll start with a roll call. Chair, Lisa Hanson.
- Present.
- Vice chair, Jake Miller.
- Present.
- Alder Veronica Corpus-Dax.
- Present.
- Commissioner.
- Present.
- Commissioner Derius Daniels.
- Present.
- And commissioner Autumn Linsmeier.
- Present.
- All right, we're moving on to the approval of the agenda for the February 8th, 2021 meeting of the Green Bay Plan Commission. Move to approve.
- Second.
- Motion by Veronica by Alder Corpus-Dax and a seconded by commissioner Bremer. All those in favor?
- Aye.
- Aye.
- Aye Any opposed? And then moving on to the approval of the minutes approval of the minutes from the January 11th, 2021 meeting of the Green Bay Plan Commission.
- Absolute.
- Motion by commissioner by Alder Corpus- Dax. Second by commissioner Linsmeier, all those in favor?
- Aye.

- Any opposed? And then approval of the minutes from the January 21st, 2021 special meeting of the Green Bay Plan Commission .

- Move to a group, second thought.

- Okay. It's we got a motion by we're not sure about commissioner Corpus-Dax. All those in favor?

- Aye.

- Aye.

- Aye.

- Aye. Any opposed? And then we move on to regular business, appointment of Neil Stechschulte as secretary of the Green Bay Plan Commission. Did I get it? So do we need us to talk about this or we're just voting on this?

- I believe this is just a job to save one unless someone from the staff wants this and they made it very clear that it was safest if I was appointed the secretary.

- I think it's just a need for a motion in a sec. In spite of their own sexuality.

- Thank you commissioner Bremer.

- All right, so we have a motion by commissioner Bremer second by Alder Corpus-Dax. I'm assuming this has been regular business so we should do a roll call vote for this.

- Sure, you wouldn't have to you could just do a voice vote.

- Do a yay or nay. Okay, all right.

- Yeah, voice vote is gonna be fine.

- Okay. Thanks Jess. You bombed, all those in favor?

- Aye.

- Aye.

- Aye.

- All right, so that passes. Congratulations.

- Thank you everyone. All right. And moving on to, which is a public hearing. Where's my sheet for all right. Okay. So public hearing on the request to rezone 1500 North Irwin Avenue from general commercial C1 to highway commercial C2 submitted by Rocco Candidale, property owner and with the public state, the public hearing the public hearing has been properly posted and public notification has been published in the green Bay press Gazette. The plan commission is interested in hearing public comments on the subject agenda items. We invite your comments and ask that after your name has been called, use whether you represent a group or association whether you favor, oppose or are only providing information in this matter and 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 as must speak and please address your comments to the chair.

Comments will be limited to three minutes. And if you were calling in from a phone line it is *6 to unmute yourself and speak because we don't always see everybody who's showing up. And so if we don't see you just feel free to unmute yourself and speak up. So I guess now we're looking for we'll now open the public hearing and we're looking for interested parties who are in favor of this proposal. Is there anyone wishing to speak in favor of this proposal? Is there anyone wishing to speak in opposition to this proposal? And is there anyone looking to provide--

- Excuse me Madam chair, I see a gentleman, David Bartikofsky who seems to be connecting with audio but isn't yet with us, am I right? Mr. Bartikofsky perhaps you can give us a thumbs up if you wish to speak. See, would like to.

- Okay, you can go ahead and now heard. And this is the 1500 North Irwin Avenue. Mr. D Bartikofsky were you looking to speak on that item? You're on mute. I'm sorry.

- Yeah he's on.

- Can you hear me now? Yes, are you looking to speak on the 1500 North Irwin Avenue?

- No, I'm not. I'm speaking on behalf of the drive-through.

- That's what I think, but I was just making sure.

- Okay, yeah. That's the only thing I'm speaking on tonight, thank you.

- Okay. All right, was there anyone else wishing to speak to provide information only on the 1500 North Irwin Avenue from general commercial to highway commercial? Is there anyone else wishing to speak? Is there anyone wishing to speak? Is there anyone else wishing to speak? Let the record reflect that no one has come forward and this public hearing is now closed. Moving on to item number three of regular business, consideration with possible action on the request to rezone 1500 North Irwin Avenue from general commercial C1 to commercial highway timely commercial C2 submitted by Rocco Candidale, property owner.

- So I think that's my agenda item. Did Paul or Dave want to share the PowerPoint? Okay, awesome. Perfect.

- All right, So as you can see, we received an application to rezone. As you can see the subject area in pink from general commercial C1 to highway commercial C2, that's over on the East side, that's 1500 North Irwin Avenue. This is also in Cathy district six and she was also made notice of this as well. Next is the future land use. As you can see, it's all commercial as well as it recommends in the smart goals plan which is coming to an end that needs to be updated. But most of the North and South is commercial and east-west is low density residential. Next one. So again, very similar to the current zoning is commercial C1 and everything around it to the East and West is single carrier. I think it's important to note kind of the difference between C1 and C2. They're actually very similar, but C2 allows for auto service stations, auto rental and sales, service of recreational vehicles and even agricultural equipment. So I wanted to kind of note that because he really just kind of wants to expand his business and offer just more services. So as you can see from kind of the aerial and the street views, it looks like it is predominantly used for auto oriented repairs. It's got about 14 stalls, mostly concrete about three garages and behind it has kind of a screening with tires and just extra storage space. It also has two entrances, one on Irwin and one on Vendor rock and then assign and kind of an office space in the front area. So the other thing was, I didn't receive any complaints or kind of concern about this from any of the residents. However, this morning, Kathy contacted me and said that a local resident that lives in one of the adjacent homes, I think on Y street was complaining that sometimes they are using poor ventilation and whether they're doing repairs or perhaps even spring paint, residents can smell that. So I spoke with the building inspectors today and we'd still like to move ahead with the approval of this request. I think it fits where it's situated. However, we want it to add a couple conditions. So one of them was compliance to all ventilation standards and HVAC regulations within the city of green Bay and that it meets code requirements

with an application for review to the building inspection department. And this will also include proper plans and permits. So if anything, as he moves forward with this rezone and he's expanding his business that everything is compliant with the city and so local residents, are currently running into some issues with ventilation and the the smell.

- Okay, so thank you Madison. So basically recommending approval but with those conditions in place.

- Yes.

- Okay, was there any discussion amongst the commission? Or any questions for staff? Do we know was there anyone that was looking? Doesn't it look like it.

- Unlike he's move to approve.

- Second.

- Motion by vice chair Miller and second by commissioner Bremer. Any further discussion? Okay, we'll just take a voice vote , all those in favor?

- Aye.

- Aye.

- Aye.

- Aye.

- Any opposed? So unanimously moving forward to the next city council meeting, which is on the 16th.

- Yes.

- Is that correct? So city council on February.

- I almost said August.

- Wishful thinking. So it's on February 16th. Okay.

- Madam chair.

- Just a little madam chair I believe the council meeting is actually on Wednesday the 17th because the election is on.

- Ooh, good thought, correct. So the meeting is actually the 17th, okay.

- Correct.

- We've done a couple of voice votes which seem thoroughly appropriate to me but we have voted by roll call on agenda items before. Is there a reason for that change?

- The reason for the changes, because Jessica just messaged me and said that we could do voice votes for all of them. So I was just knowing.

- Yay. We can, we can do the voice votes.

- Excuse me, yeah, the voice votes for our items.

- It felt very strange to me to sit.

- But that's what we have Jessica here for to help us out. Thanks, Jesse. Yeah. Okay, all right. So moving on then to, for the public hearing on the request to rezone 2226 main street from general commercial C1 to highway commercial submitted by Doug Reiser on behalf of enterprise Rent-A-Car company of Wisconsin, LLC applicant. So we will open the public hearing portion of this agenda item and looking for interested parties who would be looking to speak that are in favor of the agenda item.

- Hi, this is Doug Reiser, I'm with enterprise. I don't know if you wanted me to say anything, but I'm here. If there are any questions, basically, we're just down the street, a couple blocks and this building kind of opportunity to kind of presented itself and feel like it's, you know a better opportunity for us to better position our brand with a nice commercial building and a little bit more space for ourselves, that's what we're looking to accomplish.

- Okay, thank you so much, Mr. Reiser. And if we do have any questions too during the actionable item we'll certainly bring you forward. Thank you so much for your time. Is there anyone else wishing to speak in opposition to this agenda item? And is there anyone looking to provide information only on this agenda item? Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone else looking to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving forward to the agenda item item five consideration with possible action on the request to rezone 2226 main street from general commercial C1 to highway commercial C2 submitted by Doug reiser on behalf of enterprise Rent-A-Car company of Wisconsin, LLC applicant.

- Thank you, Madam chair. Paul if you could put the PowerPoint back up please. Thank you. The subject property here is 2226 main street which is on the west main street frontage on the East side of town. You may be familiar with this area where we recently redid the Starbucks drive-through building which is right south of this building. This is a vacant personal property. This area is currently zoned C1. This parcel in particular if you could go to the next slide, please. This is our future land use map showing the entire area as commercial, no surprise there main street is basically our commercial corridor. There's some splattering of housing just south of here but most of this area is commercial. The next slide is our zoning map which shows kind of a snaggletooth between C1 and C2. This property is C1 asking for the request to C2, our staff has taken a look at this area to see if the entire area may be eligible in the future for straight C2 zoning, so it doesn't go back and forth between the C1 and C2. Since this is a frontage road those are primarily auto-related uses. So we wouldn't necessarily have issues with more auto uses going here which is really what that C2 zoning allows for. Right now the C1 does not allow for the auto rental and C2 allows that by right, no conditions needed. So there was a... In your street view of this location it's got a standing building with a parking lot. We see no issues with this request. It's pretty straight forward on our end. The use itself is agreeable with the uses that are around it. It's even sparking conversation on expanding that zoning district. They aren't planning to do any expansion of the site as it stands now. So no parking expansion, no building expansion. If they do need it in the future, they'll go through obviously our proper site planning channels but the rezone itself we're recommending approval.

- Okay, thank you so much staff. Any discussion amongst commission or questions for staff? Go ahead Commissioner Bremer.

- A question for us, Stephanie Hummel, are you making this motion this change to apply to the entire strip along the left-hand side of the road there, Stephanie or just the one that has been requested?

- Just the request from enterprise at this point, we may have a staff take up the entire area for rezoning but at this point it's just 2226 main street.

- Thank you.

- Any other discussion? Is there anyone that's looking to speak on this item? Otherwise I would certainly entertain a motion.

- Move to approve.

- Second.

- The motion by commissioner Bremer second by commissioner Daniels. Any further discussion? All right, we'll go ahead with a voice vote. All those in favor?

- Aye.

- Aye

- Aye.

- Any opposed? Hearing that it's unanimously approved. Moving forward with the approval of the request to the city council meeting on February 17th. And moving on to item number six, consideration with possible action on the request to amend the comprehensive plan for the property located at 215 Elizabeth street for medium density retail office for housing to commercial, submitted by Steve Bitz, mountain associates on behalf of Mira Shinee incorporated property owner.

- Thank you, madam chair. Let me just try and bring up the graphic here. Can everyone see this?

- Yes.

- Okay, good, thanks. So this request might look familiar. This is a request for a comprehensive plan amendment that was before the plan commission back in late August. The property is on the Northwest corner of main street and Elizabeth street near the East river here Riverside ballrooms it's gonna be a historic landmark here. The request again was to comprehensive plan amendment to go to commercial. This area, the comp plan recommends a high intensity retail officer housing. The idea is to create this as a car lot in the future. And this again, was that the planning commission and got to the council, the plan commission and staff, where the staff recommended denial of this request that the planning commission meeting, the planning commission also recommended denial of this item. However, when it got to council it was referred back for further consideration. So since that time, the, the applicant has been reaching out to the neighbors, immediate neighbors to talk to them about the opportunities of this comprehensive plan amendment. There is a revised information from the applicant that's attached within our agenda tonight. And they talked to those property owners, there are some signed letters from adjoining owners and those in the neighborhood supporting this change but they're mainly on the North side of proper street but you're not always reflect the full neighborhoods thoughts or feelings on this. Again, just kind of briefly run through this shows the city's comprehensive plan as it currently stands with that medium intensity retail officer housing, the need is to go to a highway commercial zoning area, we need to change the comp plan. This is the current zoning area. There is some existing highway commercial on the corner here. The balance of the property has an existing general commercial use. There was a former tavern back here at one point that's in fence removed for, for several years. This is a graphic or site plan you may have seen in the past or at that plan commission meeting showing the proposed layout from the applicant showing me the addition of the parking areas for the used car sales. The site plan has been revised. They've kind of reduced that area down about 40 feet from the previous plan here. So they've reduced the impact on the neighbors and feel that that's ultimately a significant amount of mitigation to, to change our recommendation actually. At this point, staff is changing our recommendations to support this request, the comprehensive plan amendment to go to commercial, but only to about 320 feet

North of Main and Elizabeth. At this point, the balance of the property to the North, this transitional area I guess we'll call it, would be zone to a low density road, potential kind of a transitionally kind of a plan. We talked in the past about spice strip zoning. That's a tool in our toolbox that we don't often like to use in this case, maybe appropriate to provide some transition for neighbors. We did receive one objection to this request and that email's attached within this agenda but that is the recommendation tonight to need to approve this request.

- Good thing, thank you Paul. Go ahead commissioner Bremer.

- Oh, Linsmeier, would you be so good as to go back to the site plan for us? And I want to understand the a 230 feet and where that comes up on this plan.

- Right, this is the revised site plan here. If you can see that, comp plan lines land use lines are typically somewhat arbitrary. So we gave a range and 320 feet would be generally measured from this point due North to pretty much match up with this line here, the balance of the property would be for low density.

- So this site plan would fit the qualification that you've added?

- Yes, it would, yes, approximately, yes. And I should also note that there is a proposed detached garage. I've talked to the applicant about that. They've agreed to pull that back out of that area. So the balance of that property will most likely be left green space.

- And then another question, as you were mentioning the neighbors have stepped in and support. Did you say that those were people who all lived on the North side of proper street?

- Yeah, that's what I found to be true. Let me just see here.

- So none of them abut directly onto this property?

- There was one property on our here, Doyle properties. They signed a letter or statements and they did not object here. The other ones who are not of proper here but the South side, the most immediate neighbors would. I did not receive a correspondence except for one objection. And the one objector was also from the south side of proper?

- I believe so, yeah.

- So there is some, apparently some continuing concern for those who are adjacent to the property about some of the matters that were fairly specific in that letter of objection. It wasn't just a vote. And by state law, we're not allowed to count the votes of the neighbors, but it was fairly specific about concerns with noise and especially light as I recall. Can you remind us of other things that were in that letter, Paul? From the property owner? From the gentleman who was objecting?

- I don't have that right in front of me.

- It doesn't affect the direct line of light that comes through the front windows and blasts into the little blasts. And it already happens from the cars headlights parked and brought to get food at the taco truck.

- Yeah, so it's not something that could be corrected by the owner because it's the traffic coming through that's causing a problem for.

- Well, I, again, I think there's some opportunity if you're both on the North side and the West side of the property to have an appropriate transitional yard I don't know whether it will screen the 100% lights from vehicles, but I think there'll be a better situation than there currently is.

- Good.

- Yeah, because I mean, if he's on the, it looks like he's 1565 proper street and if they have, I'm assuming that that diagram that you showed us Paul with the new site plan, that those were that was all green space and trees or plants that were being planted the back.

- Correct. I mean, there is the sheer size of the air there's also a transitional that's required a transitional yard requirement for potential fencing additional landscaping to soften that area.

- Okay, thank you. Were there any other questions for staff or I guess discussion about this committee? It doesn't look like there's anyone that's looking to speak on this item.

- The applicant is here.

- Madam chair, I had a question for Paul, quick if you don't mind.

- Go ahead.

- I remember back in August when we had this last time the main problem from the petitioner was they needed a certain amount of volume of spaces to make the business work. And I believe it was kind of a make or break that if they didn't have that amount of volume it was going to be the business wasn't going to be viable. Did they come back to you with this more scaled back design or was this a collaboration between you and them to kind of arrive at that? Or was this they're doing and they bought this towns off.

- Yeah, off course, I participate in any discussions with the applicant or with the property owners. So I think the applicant arrived at this plan based on their conversation with neighbors that participated and their own revised design.

- And after reviewing it, that amount of buffer space that's there, that it's acceptable to you based on the recommendation there. But if I just to stepping aside from what they presented, if you were to have given them a recommendation would it look something like this in terms of that buffer area?

- Yeah, I'm not gonna send this as an easy decision by any means, and for us to change our recommendation is somewhat difficult at times but I think there's been an effort made by the applicant to make a reasonable effort to 50th into the neighborhood, and I think it does work I guess time will tell certainly, but I think it seems reasonable to staff, but again from a neighbor's perspective, it might be different certainly, I'm sure the applicant would like to have rows for another a hundred cars but I guess that's just not practical. So I think we find this as a kind of a comment and ground meeting, both sides, so to speak.

- Great, thank you.

- Perhaps we should open the floor. So the applicant could directly answer these questions. I'd like to move to do so.

- Second.

- Motion by commissioner Bremer second by Jake Miller. All those in favor?

- Aye.

- Aye.

- Any opposed?

- Any opposed? Alright, then with that, we'll open the floor. And if the applicant would like to step forward state your name and address and give us a little rundown on.

- Well my name is John Gerhashavi, I'm the owner of the Gerhashavi.

- And I'm Jon LeRoy with my one associates, to the commission. This has been a process with neighbors, both residential and commercial here for the past few months to go ahead and find solutions that can go ahead and make this parcel work, right now the design, as far as having the buffer on the North end and hearing comments from neighbors to go ahead and ensure more of a green space and space equipped vegetation up to hide any sort of lighting and to make the transition from the wooded backyards to the now gravel and beaten up parking lot but to be improved parking lot was a concern. So with the changes to the plan itself, right now this is about the limits are the minimum amount of spaces to make this, this use of work right here. We went through the calculations as far as they are needed and while it would have been helpful to go ahead and have those extra stalls it's suitable right now with what we have laid out itself, as noted by Paul hearing feedback from staff, the growth in the back which was planned to go and be used on the existing slab from the former restaurant and bartlett was in the property some 20 years ago , was to be slated as a garage, but it was felt that we could go ahead and while be useful for the overall operations of the site. They'll need to have it. And with neighbors mentioning that that could be an issue, okay. That can be still be debated too. Internationally as went around the neighborhood over the past few months to go ahead and que questions for neighbors. And this is where the site plan has been revised to.

- Thank you so much. Any other commission who has questions for the applicant?

- One other minor question. I can't figure out how to get the materials we were sent as well as our pretty pictures. But as I understand it's a mix of essential deciduous and evergreen trees that will be in that area at the back. Is that correct?

- Correct.

- That would be important I think both for blocking light and also for blocking sound. Thank you.

- Very thoughtful job of response.

- Thank you.

- Is there anyone else on the commission that had questions for the applicant?

- Okay, thank you so much. Was there anyone else wishing to speak on this agenda item?

- Then I move that we close the public comment and returned to regular business. Do I have a second for that?

- The motion by commissioner Bremer second by vice chair Miller? All those in favor?

- Aye.

- Aye.

- Aye.

- Aye.

- All right, then back to regular order, any further discussion amongst the commission?
- Not discussion, but just to echo having to... thanks to the petitioner for doing the due diligence to go to the neighborhood and probably take some uncomfortable conversations. I think that's really appreciated and some good cooperation with the neighborhood that they're gonna be residing in. I think the additional buffer makes a lot of sense and probably actually will provide an improvement for the neighbors in terms of just visual but also in terms of the light coming from both the lot and Mason street, going by there as well too. So while auto yard is not always the highest use, of course you know, that we'd like to see in the city. I think it's a lot better than a dilapidated lot right now. So I will move to approve.
- I will second, but I think I may have seen Alder Corpus-Dax trying to second with herself muted there. You're open now.
- No, but trying to touch my cup.
- Necessary, so you could take my second Madam chair.
- All right, so a motion by vice chair Miller second by commissioner Bremer. Any further discussion? All right, then we'll go ahead with a voice vote. All those in favor?
- Aye.
- Aye.
- Aye. Any opposed? All right, and then that moves through unanimously to the next city council meeting February 17th.
- I just want to note to plan commission members. This is the comprehensive plan obviously for a rezoning requests. We'll have to come in next and you'll see that in the near future as well.
- Thank you, Paul. All right, moving on to item number seven, consideration with possible action on a request of Alder Corpus-Dax to examine regulations regarding the current zoning code and drive through or pick up lanes, pass lanes and or menu boards. Thank you Madam chair. Unfortunately the zoning administrator kind of failed to properly notice this item. So we're gonna ask that this item be held until we can properly notice a public hearing and we'll pick it up at a future time. So I apologize for that inconvenience.
- Okay so--
- Take it.
- So motion by commissioner Bremer, second by Alder Corpus-Dax to hold this item over, any further discussion?
- We do need to vote on that,
- An actual roll call vote?
- No, just aye, aye, aye. That's getting there.
- All right, we'll go ahead with a voice vote. All those in favor?
- Aye.

- Aye.

- Aye.

- Any opposed? And then when will that be held over? Paul? Do we have a... will it be the next meeting or?

- Well we have to do two public hearing in order so I suspect could it be early March maybe 1st, March and we'll take it off.

- Okay, perfect thank you so much. To informational director's report

- As this is day number six, for me in this position I don't have a whole lot to add other than the staff has been doing a great job of trying to get me up to speed. Seeing it looks like it's going to be a busy year for the plan commission if even half of these things come to fruition. So I'm looking forward to bringing some more items together to review here this coming year. So I am in, I am in the saddle now. So if anyone ever has any questions please certainly feel free to reach out to me. But obviously the rest of the staff here is carrying them a load on most of these and doing a great job. So certainly please feel free to reach out to any of us, Dave staff, Madison, Paul anything else you guys would like to add?

- I have nothing to say.

- Okay. So with that, Madam chair, more detailed report in the future, but for now that's what I've got for you.

- Thank you so much. All right, so then update on 2019 to 2020 housing affordability reports.

- Yeah, you should give a quick update because it's on our website and it's 62 pages. But I think this spun out of, I think it's act 243 back in 2017, there was a required housing fee report and an annual housing affordability report. So this is the first year that I've been able to work on it but municipalities of over 10,000 population are required to have this updated. And it just kind of access how many building permits are going out, CSMs, plats. I was mostly just updating numbers. The nice thing was I was able to kind of add stuff from our new housing market study in there as well and kind of do a little show down at the bottom of that. So people can also look at that as well. Not much has changed. We definitely need more housing and there was a lot of push for affordable housing. Yeah, I guess I'm up for feedback. If anyone wants to look through it, I know Sid gave me some punctuation grammar that I'm gonna add in there, but you know what? I was actually most flattered that you read it. So thank you.

- I have a reputation, I have to maintain Madison, but I do have a couple questions of substance. First of all, just to say I think it's a very thoughtful analysis. Am I right along the way? Let's see, where is it? On page eight where it talks about zoning changes that cannot be done ahead of having a private request for a zoning change? Am I right in understanding that that's the problem we ran into with the junk yard?

- That we had develop out a new plan and the stuff that we were looking for along there was not inclusive of a junk yard but we hadn't made any kind of a change in zoning. Did I get that right?

- Yeah. I think that's something that we've been looking at internally as well, doing proactive rezoning and proactive inspections to ever not run into this but currently we're still going to have a little bit of that along the way.

- Would it make sense to include that as something under review in a report like this or is it best just to stay quiet?

- I guess that's up to the rest of the planners as well. I mean, we are looking at doing that so it might be good to include that.

- One thing that when we undertake the comprehensive plan as fall, that's gonna be a perfect venue for that discussion. I think these reports that Madison is so painstakingly updated. I think our primary objective as those as to make meet the statutory reporting requirements of the state statute.

- Okay.

- So while it's not a pretty documented amount of information, it's an incredible amount of information. So I think that's a really the main objective obviously is to make sure we meet that requirement. But I do believe that would be an excellent conversation for the conference, a plan update.

- Okay, and then another question I have which actually is why is it that Wisconsin law prohibits proper inspection and control of housing quality? I had realized that there was a legal prohibition on that, that just knocked my socks off.

- I would think that probably the fairest response to that commissioner Bremer would be probably would need to ask your state representatives on that one. I think that was probably something that in terms of some of the interested parties who helps push for that particular requirement maybe had some personal interests in value in terms of their own operations and got that incorporated into the language. But that is speculation on my part but I think you would have to actually go back and ask the legislators who adopted that policy.

- Is there a policy that was adopted fairly recently?

- Well, I agree With Neil said it was, it was really reaction to some of the rental inspection policies that started to appear around the state and WASO lacrosse and Oshkosh area in the Valley. It rubbed some people the wrong way, and then the developer's bill of rights was passed by the legislature. And this was included in there

- And this was included in there, thank you. That was the information I needed. Okay, we've already lost that fight, for quality housing. I mean, somehow it does seem like a good thing to me. Thank you for an excellent grout Madison.

- Thank you.

- Okay, so then living out of the next meeting which is February 22nd of 2021.

- And, motion approved.

- I like to get a --

- Second.

- All right, I just wanted to note with the chairman, cause I feel like I've always done votes on this. Do we really need a vote on that?

- Does it--

- Go with our clickers.

- We still need a vote.

- What did you say?
- We do need a vote to adjourn.
- Yes.
- We can barely do a voice vote, right?
- That is correct.
- Oh, perfect. Thank you so much. I guess, do we need we probably need a motion then we need a motion and a second,
- we got the motion and we got the second.
- All those in favor?
- Aye.
- Aye.
- Any opposed? We are adjourned.
- Bye everyone.
- Thank you everyone.
- Bye
- Bye everyone
- We are on the 22nd.