



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 12, 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, Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Excused:

Others present: Ald. Barb Dorff, Ald. Lynn Gerlach, Ald. Bill Galvin, Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the April 12, 2021, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Jacob Miller 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.

I. Approval of the minutes from the March 22, 2021, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Autumn Linsmeier to approve the minutes. Motion carried.

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

E. REGULAR BUSINESS.

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

1. (ZP 21-01) Public Hearing on the request to rezone parcel 21-40-6, known as The Woods, from Rural Residential (RR) to Low-Density Residential (R1) on the west side, Conservancy (CON) in the center, and Medium-Density Residential (R2) on the east side, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. B. Dorff, District 1).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to rezone parcel 21-40-6, known as The Woods, from Rural Residential (RR) to Low-Density Residential (R1) on the west side, Conservancy (CON) in the center, and Medium-Density Residential (R2) on the east side.

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

2. (ZP 21-01) Consideration with possible action on the request to rezone parcel 21-40-6, known as The Woods, from Rural Residential (RR) to Low-Density Residential (R1) on the west side, Conservancy (CON) in the center and Medium-Density Residential (R2) on the east side, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC, on behalf of Green Viper Inc, property owner (Ald. B. Dorff, District 1).

Moved by Ald. Veronica Corpus-Dax, seconded by Autumn Linsmeier 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 Derius Daniels, 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 Sidney Bremer, seconded by Jacob Miller to approve the request to rezone parcel 21-40-6, known as The Woods, from Rural Residential (RR) to Low-Density Residential (R1) on the west side, Conservancy (CON) in the center and Medium-Density Residential (R2) on the east side. Motion carried.

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

3. (ZP 21-05) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1440 Smith Street, submitted by Dalton Ruesch, Ruesch Management, property owner (Ald. K. Lefebvre, District 6).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1440 Smith Street.

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

4. (ZP 21-05) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1440 Smith Street, submitted by Dalton Ruesch, Ruesch Management, property owner (Ald. K. Lefebvre, District 6).

Moved by Jacob Miller, seconded by Ald. Veronica Corpus-Dax to approve the request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1440 Smith Street. Motion carried.

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

5. (ZP 21-07) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street, submitted by Marc Rodriguez, SmitCo Eateries, applicant (Ald. L. Gerlach, District 3).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street.

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

6. (ZP 21-07) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street, submitted by Marc Rodriguez, SmitCo Eateries, applicant (Ald. L. Gerlach, District 3).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to table the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street for further information related to the impact of the Traffic Impact Analysis (TIA) and consideration is given by the applicant regarding the future zoning and land use(s) of the balance of the property. Motion carried.

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

7. (ZP 21-08) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1302 East Mason Street, submitted by Steve Bieda, Mau & Associates, on behalf of DMG Holdings, LLC, property owner (Ald. B. Galvin, District 4).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1302 E. Mason Street.

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

8. (ZP 21-08) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1302 E. Mason Street, submitted by Steve Bieda, Mau & Associates, on behalf of DMG Holdings, LLC, property owner (Ald. B. Galvin, District 4).

Moved by Sidney Bremer, seconded by Autumn Linsmeier 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 Veronica Corpus-Dax, seconded by Sidney Bremer 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 Veronica Corpus-Dax, seconded by Sidney Bremer to approve the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1302 E. Mason Street subject to the following conditions:

- a. Approval of the variance by the Board of Appeals regarding the F.A.R.
- b. The drive-through aisle and the direction of traffic flow shall be delineated by signs and pavement markings. Pedestrian cross-walks through the drive aisle shall be clearly marked along the connection to the E. Mason Street right-of-way.
- c. 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.

Motion carried.

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

9. (TA 21-02) Public Hearing on the request to amend Sections 13.605, 14.302 and 14.303 of the Green Bay Municipal Code related to removal of Area Development Plan (ADP) language, submitted by Community and Economic Development.

Chair Lisa Hanson opened the floor for the Public Hearing on the request to amend Sections 13.605, 14.302 and 14.303 of the Green Bay Municipal Code related to removal of Area Development Plan (ADP) language.

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

10. (TA 21-02) Consideration with possible action on the request to amend Sections 13.605, 14.302 and 14.303 of the Green Bay Municipal Code related to removal of Area Development Plan (ADP) language, submitted by Community and Economic Development.

Moved by Ald. Veronica Corpus-Dax, seconded by Autumn Linsmeier to amend Sections 13.605, 14.302 and 14.303 of the Green Bay Municipal Code related to removal of Area Development Plan (ADP) language. Motion carried.

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

11. (OMA 21-02) Consideration with possible action on the request to remove all Area Development Plans (ADPs) from the City's Official Map, submitted by Community and Economic Development.

Moved by Ald. Veronica Corpus-Dax, seconded by Derius Daniels to approve the request to remove all Area Development Plans (ADPs) from the City's Official Map. Motion carried.

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

F. INFORMATIONAL.

I. Director's Report.

Neil Stechschulte presented the Director's Report.

2. Date of next meeting: April 26, 2021

G. ADJOURNMENT.

Moved by Derius Daniels, seconded by Sidney Bremer to adjourn. Motion carried.

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