



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 7, 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, Autumn Linsmeier, and Ken Rovinski.

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

Others Present: Ald. Lynn Gerlach, Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the June 7, 2021, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Autumn Linsmeier to approve the agenda. Motion Passed. Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the May 24, 2021, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Autumn Linsmeier to approve the minutes. Motion Passed. Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, Abstain- None.

E. REGULAR BUSINESS.

I. Election of Officers - Chair, Vice-Chair and Secretary.

Moved by Ald. Veronica Corpus-Dax, seconded by Derius Daniels to nominate Lisa Hanson as Chair of the Green Bay Plan Commission. Vice-Chair Miller asked three additional times if there were any other nominations for Chair. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Ald. Veronica Corpus-Dax, seconded by Ken Rovinski to nominate Jacob Miller as Vice-Chair of the Green Bay Plan Commission. Vice-Chair Miller asked three additional times if there were any other nominations for Vice-Chair. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Jacob Miller, seconded by Ken Rovinski to nominate/appoint Neil Stechschulte as Secretary of the Green Bay Plan Commission. Vice Chair Miller asked three additional times if there were any additional nominations for Secretary. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

2. (ZP 20-40) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) district at 108 N. Quincy Street, submitted by Pat Drury, Drury Designs on behalf of the JNC Recovery House, property owner (Ald. R.Scannell, District 7).

Vice-Chair Jacob Miller read into record the rules and regulations for the public hearing and that the public hearing was properly posted.

Vice-Chair Jacob Miller opened the hearing on a request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) district at 108 N. Quincy Street.

Vice-Chair Jacob Miller then asked three times if there was anyone else who wished to speak. Hearing / seeing no one, the public hearing was closed.

3. (ZP 20-40) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) district at 108 N. Quincy Street, submitted by Pat Drury, Drury Designs on behalf of the JNC Recovery House, property owner (Ald. R.Scannell, District 7).

Moved by Ken Rovinski, seconded by Sidney Bremer to open the floor. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Ken Rovinski, seconded by Sidney Bremer to close the floor and return to regular order of business. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Ald. Veronica Corpus-Dax, seconded by Ken Rovinski to approve the request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) district at 108 N. Quincy Street, subject to 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 Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

4. (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 Autumn Linsmeier to open the floor. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Sidney Bremer, seconded by Autumn Linsmeier to close the floor and return to regular order of business. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Derius Daniels, seconded by Ken Rovinski to approve the request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street, subject to:

a)The property owner/applicant initiate a land division and proposal for future land use(s), prior to occupancy of the proposed restaurant, to find an appropriate land use for the remnant land beyond the scope of the proposed restaurant.

b)Approval of the Traffic Impact Analysis (TIA) and conditions of approval by the City Traffic Engineer.

c)Approval of the requested variance by the Board of Appeals regarding the F.A.R. requirement.

d)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 Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

5. (ZP 21-15) Public Hearing on a request to amend a Conditional Use Permit (CUP) for an expanded assisted living facility, 421 Erie Road, submitted by Hayden Frank, Oak Park Properties of Green Bay, LLC, property owner (Ald. B. Dorff, District 1).

Vice-Chair Jacob Miller read into record the rules and regulations for the public hearing and that the public hearing was properly posted.

Vice-Chair Jacob Miller opened the hearing on a request to amend a Conditional Use Permit (CUP) for an expanded assisted living facility, 421 Erie Road.

Vice-Chair Jacob Miller then asked three times if there was anyone who wished to speak. Hearing / seeing no one, the public hearing was closed.

6. (ZP 21-15) Consideration with possible action on a request to amend a Conditional Use Permit (CUP) for an expanded assisted living facility, 421 Erie Road, submitted by Hayden Frank, Oak Park Properties of Green Bay, LLC, property owner (Ald. B. Dorff, District 1).

Moved by Ald. Veronica Corpus-Dax, seconded by Ken Rovinski to approve the request to amend a Conditional Use Permit (CUP) for an expanded assisted living facility, 421 Erie Road, subject to:

a) Any expansion of Community Living Arrangement or Assisted Living uses will require an amendment to this Conditional Use Permit.

b) Compliance with all the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.

Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, Abstain- None.

7. (ZP 21-16) Public Hearing on a request to amend the Planned Unit Development (PUD) at 610 N. Broadway for the NEW Community Clinic, submitted by Jon LeRoy, Mau & Associates, on behalf of the NEW Community Clinic (Ald. R. Scannell, District 7).

Vice-Chair Jacob Miller read into record the rules and regulations for the public hearing and that the public hearing was properly posted.

Vice-Chair Jacob Miller opened the hearing on a request to amend the Planned Unit Development (PUD) at 610 N. Broadway for the NEW Community Clinic.

Vice-Chair Jacob Miller then asked three times if there was anyone else who wished to speak. Hearing / seeing no one, the public hearing was closed.

8. (ZP 21-16) Consideration with possible action on a request to amend the Planned Unit Development (PUD) at 610 N. Broadway for the NEW Community Clinic, submitted by Jon LeRoy, Mau & Associates, on behalf of the NEW Community Clinic (Ald. R. Scannell, District 7).

Moved by Ken Rovinski, seconded by Sidney Bremer to open the floor. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Sidney Bremer, seconded by Autumn Linsmeier to close the floor and return to regular order of business. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to hold over the request to amend the Planned Unit Development (PUD) at 610 N. Broadway for the NEW Community Clinic to allow for staff to work with the applicant regarding the scale of the building and consideration of reduced parking along the North Broadway frontage. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

F. INFORMATIONAL.

I. Director's Report.

Neil Stechschulte stated that he would email his report to Commissioners.

2. Date of next meeting: June 21, 2021.

G. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to Adjourn. Motion Passed.

Yes- Jacob Miller, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, Abstain- None.