



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, AUGUST 16, 2021, 5:30 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: Don Carlson - Chair, Gregory Babcock - Vice Chair, Tommy Everman, Noel Halvorsen and Jim Hutchison

Alternate: Tom Hoy

Present: Gregory Babcock, Noel Halvorsen, Jim Hutchison, Thomas Hoy, Excused: Don Carlson, Tommy Everman

Alternate Thomas Hoy will be voting in tonight's meeting.

2. Does anyone need to abstain from voting? Was anyone out to see any of the properties? Did you speak to anyone regarding this variance request?

Vice-Chair Greg Babcock asked the following questions:

Does anyone need to abstain from voting? Thomas Hoy, Noel Halvorsen and Jim Hutchison stated no. Greg Babcock stated that he would be abstaining from Agenda Item #6.

Was anyone out to see any of the properties? Noel Halvorsen and Jim Hutchison stated no. Thomas Hoy stated he went out to properties located on Cofrin Drive, Elizabeth Street and S. Jackson Street and Gregory Babcock went to properties located on Baste Street, Mariner Lane, Cofrin Drive and Elizabeth Street.

Did you speak to anyone regarding these variance requests? All present stated no.

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the August 16, 2021, meeting of the Zoning & Planning Board of

Appeals.

Moved by Jim Hutchison, seconded by Thomas Hoy to approve the agenda. Motion Passed.

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the Minutes from the July 19, 2021, meeting of the Zoning & Planning Board of Appeals.

Moved by Jim Hutchison, seconded by Thomas Hoy to approve the minutes. Motion Passed.

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

E. REGULAR BUSINESS.

Moved by Noel Halvorsen, seconded by Jim Hutchison to open the floor for discussion for the duration of the meeting. Motion Passed.

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

1. (Appeal 21-026) Tim Ambrosius, property owner, proposes to expand two existing driveways in a Low Density Residential (R1) District at 2363-2365 Basten Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-1747(3), Parking for single and two family uses (Ald. C. Stevens, District 5).

Moved by Noel Halvorsen, seconded by Jim Hutchison to grant the variance as requested. Motion Passed.

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, No- None, Abstain- None.

Due to technical difficulties, Thomas Hoy did not vote.

2. (Appeal 21-027) Michael and Lea Walschinski, property owners, propose to retain an existing pool in a Low Density Residential (R1) District at 2733 Mariner Lane. The applicants request to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-519, Required permit, Section 44-520(a) & (b), setback and required fencing (Ald. B. Dorff, District 1).

Moved by Noel Halvorsen, seconded by Jim Hutchison to grant the variances as requested with the following conditions: a permit be obtained from the City of Green Bay Inspection Department, the pool can remain stationary, pool size does not change, no fencing required and can only be up for the summer months of May 15th - September 15th. Motion Passed.

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

3. (Appeal 21-028) David and Molly Trever, property owners, propose to install a pool in a Low Density Residential (R1) District at 3108 West Point Road. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-520(b), setback (Ald. J. Brunette, District 12).

Moved by Noel Halvorsen, seconded by Thomas Hoy to grant the variance as requested with a 4 ft. rear yard setback. Motion Passed.

Yes- Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- Gregory Babcock, Abstain- None.

4. (Appeal 21-029) Aaron Breitenfeldt, Robert E. Lee & Associates, Inc. on behalf of Dave Charles, SRL2, Inc., property owner, proposes a building expansion within the AE District of the 100-year

floodplain and Business Park (BP) District at 1810 Cofrin Drive. The applicant requests to deviate from the following requirements in Section 44-1193(4) flood protection elevation, Section 44-1283 flood proofing standards and Section 44-802, Table 44-12, side yard setback (Ald. K. Lefebvre, District 6).

Moved by Noel Halvorsen, seconded by Jim Hutchison to grant the variances as requested subject to the execution of a cross access and parking agreement. Motion Passed.

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

5. (Appeal 21-030) Steve Bieda, Mau & Associates, on behalf of Joe Mirhashemi, Mirashemi, Inc., property owner, proposes to construct a new parking lot in a General Commercial (C1) District at 215 Elizabeth Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 44-720, Table 44-9, front yard setback and Section 44-1918, landscape setback (Ald. C. Stevens, District 5).

Moved by Noel Halvorsen, seconded by Thomas Hoy to grant the variances as requested, subject to rezoning by the Plan Commission. Motion Passed.

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

6. (Appeal 21-031) Tyler and Jennifer Lenz, property owners, propose a detached garage in a Low Density Residential (R1) District at 704 S. Jackson Street. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-590, Table 44-4, side and rear yard setbacks (Ald. B. Galvin, District 4).

Moved by Thomas Hoy, seconded by Jim Hutchison to grant the variance as requested. Motion Passed.

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

F. INFORMATIONAL.

1. Second Quarter Variance Report (April - June 2021).

Moved by Jim Hutchison, seconded by Noel Halvorsen to close the floor and return to regular order business. Motion Passed.

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

Stephanie Hummel presented the 2nd Quarter Variance Report.

2. Discussion on procedural items related to the Board of Appeals.

A discussion was had between Staff and Board Members.

3. Next Meeting Date: August 16, 2021.

Next Meeting Date: September 20, 2021.

G. ADJOURNMENT.

Moved by Noel Halvorsen, seconded by Gregory Babcock to Adjourn. Motion Passed.

Yes- Gregory Babcock, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.