



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 13, 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, Lisa Hanson, Sidney Bremer, Autumn Linsmeier,

Excused: Derius Daniels, Ken Rovinski

Others Present: Ald. Barb Dorff

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the September 13, 2021, meeting of the Green Bay Plan Commission.

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

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the August 30, 2021, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Jacob Miller to approve the minutes. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, 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 21-28) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a single-family dwelling in an Office/Residential (OR) District at 500 N. Chestnut Avenue, submitted by Stephanie Hummel (Ald. R. Scannell, District 7).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to authorize a Conditional Use Permit (CUP) for a single-family dwelling in an Office/Residential (OR) District at 500 N. Chestnut Avenue, submitted by Stephanie Hummel (Ald. R. Scannell, District 7).

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.

2. (ZP 21-28) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a single-family dwelling in an Office/Residential (OR) District at 500 N. Chestnut Avenue, submitted by Stephanie Hummel (Ald. R. Scannell, District 7).

Moved by Jacob Miller, seconded by Ald. Veronica Corpus-Dax to recommend approval to authorize a Conditional Use Permit (CUP) for a single-family dwelling in an Office/Residential (OR) District at 500 N. Chestnut Avenue, subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit. Motion Passed.

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

3. (ZP 21-29) Public Hearing on a request to rezone a portion of the rear yard of 919 Auto Plaza Drive from General Commercial (C1) to Highway Commercial (C2), submitted by Dan Mangless, Gandrud Ivan Chevrolet, Inc., property owner (Ald. L. Gerlach, District 3).

Paul Neumeyer informed the Plan Commission that the applicant wishes to hold over the Public Hearing on a request to rezone a portion of the rear yard of 919 Auto Plaza Drive from General Commercial (C1) to Highway Commercial (C2).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to hold over the Public Hearing to a later date, on the request to rezone a portion of the rear yard of 919 Auto Plaza Drive from General Commercial (C1) to Highway Commercial (C2), with the conditions that property owners within 400 ft. of subject property be noticed of the next meeting and the public hearing be properly reposted. Motion Passed.

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

4. (ZP 21-29) Consideration with possible action on a request to rezone a portion of the rear yard of 919 Auto Plaza Drive from General Commercial (C1) to Highway Commercial (C2), submitted by

Dan Mangless, Gandrud Ivan Chevrolet, Inc., property owner (Ald. L. Gerlach, District 3).

Paul Neumeyer informed the Plan Commission that the applicant wishes to hold over the request to rezone a portion of the rear yard of 919 Auto Plaza Drive from General Commercial (C1) to Highway Commercial (C2).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to hold over to a later date, the request to rezone a portion of the rear yard of 919 Auto Plaza Drive from General Commercial (C1) to Highway Commercial (C2), with the conditions that property owners within 400 ft. of subject property be noticed of the next meeting and the public hearing be properly reposted. Motion Passed.

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

F. INFORMATIONAL.

1. Director's Report.

Neil Stechschulte was not present to give the Director's Report.

2. Date of next meeting: September 27, 2021.

G. ADJOURNMENT.

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

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

VERBATIM MINUTES

- It's all straight out. Oh, got it.

- And we've also had a request to hold item number three, I guess three and four.

- Okay

- So you're aware. So you'll have to take some votes or some action on that, but the applicants asked to hold that item.

- So with holding over a public hearing, I guess, what's the procedure for that? Do we just say that we'll hold it over until the next until the next time? Or do we still have to have, since the meeting was publicly posted, do we still have to have the public hearing portion?

- I don't think we have to have the public hearing necessarily. The public hearing notice may change. So the applicants are going to go back and talk to the neighborhoods, so I can discuss it later, but just want to give you the heads up on that.

- Okay. All right. Sounds good.

- And we can go ahead and start.

- Okay. Perfect. All right, well then thank you and welcome to the Monday, September 13th meeting of the Green Bay Plan commission. We'll start with full call. Chair Lisa Hanson? Present. Vice chair Jacob Miller?

- Present.

- Alder Veronica Corpus-Dax?

- Present.

- Commissioner Sydney Bremer?

- Present.

- Commissioner Derius Daniels is excused. Commissioner Autumn Linsmeier?

- Present. And commissioner Ken Rovinsky is also excused. Moving on to approval of the agenda. Approval for this September 13th, 2021. Meeting of the Green Bay Plan commission.

- So moved.

- Second. So motion by commissioner Bremer and a second by Alder Corpus- Dax. All those in favor?

- Aye.

- Aye.

- Aye. Any opposed? And then moving on to the, I do want to backpedal on this. Do we need to be doing something about item three and four? Or we'll just do action to table it when we get to the items? That sounds better.

- Yeah, unless you want to take them out of order, but certainly you could follow just the agenda as it is.

- That's fine. Okay. Perfect. All right. Approval of the minutes from the August 30th, 2021 meeting of the Green Bay Plan Commission.

- Moved.

- Second. Well, motioned by Alder Corpus-Dax and second by vice chair Miller, All those in favor?

- Aye.

- Aye.

- Aye.

- Any opposed? Then, moving on to item number one, it is a public hearing. And when this 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, you state your address, 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 by the plan commission in order to speak, and please address your comments to the chair. Comments will be limited to three minutes and the public hearing is a public hearing on the request to authorize a conditional-use permit for a single family dwelling in an office residential district at 500 North Chestnut avenue submitted by Stephanie Hummel.

- Thank you, Madam chair. I can give a real brief overview of the request. So this is a request for conditional-use permit for a single-family home in an office residential or our district. I think the commission has probably seen several of these throughout the years. Basically, it's a mixed use district. In this case, the property was formally used as a commercial building, and here's a chance for the property not to be converted to a single-family dwelling. I retained the officers' residential zoning so in order to establish the single-family home and the conditional-use permit. So it's really a conversion of the commercial structure to now a single-family dwelling. I have it up on the screen here. Sorry about that. Northwest corner of Elmore and North Chestnut property is outlined in red here. Rather small parcel near North Broadway in the Railyard district. There are a variety of uses that are broader. They're probably more commercial in nature. Some transition to single and two family uses further to the west.

- Okay. Thank you so much, Paul. So then on this item, item number one, we're looking for parties who are in favor to speak on this item. Is there anyone looking to speak in opposition? And is there anyone looking to provide information only? Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the corresponding actionable item, item number two, with possible action on a request to authorize a conditional-use permit for a single-family dwelling in an office-residential district at 500 North Chestnut avenue submitted by Stephanie Hummel.

- Thank you, Madam Chair. Again, let me just go through some of the background information. Here's the property on the corner, Northwest corner of North Chestnut and an Elmore. I have the comprehensive plan up here. It's a little confusing to staff because the future land used to be shown as commercial and that almost leads me to think that some sort of mistake on the map, it really isn't conducive to what's going on in the neighborhood and it's probably a good candidate for a cleanup as part of any future update to the comprehensive plan. So, but I wanted to point out that that is the proposed land use. The CFP does not have to be consistent with the comprehensive-plan standards, but that is the future land use. And when you look at the zoning of the property, it's office-residential, we have downtown to the east and then low density residential to the west. So this only is keeping with some of the surrounding land uses in a particular area. And I just have a couple images and street views of the property. This is looking from Elmore to the dwelling here, proposed dwelling, down the Northwest corner, looking at the proposed structure. We do notify effective property owners within the area. We didn't receive any calls or questions regarding this and staff is recommending approval of the request subject to all the regulations of the municipal code covered under the CDP.

- Okay. Thank you so much, Paul. Any discussion amongst the commission or questions for staff?

- Moved to approved, then.

- Second. So we have a motion by vice chair Miller and a second by Alder Corpus-Dax. Is there any further discussion on this item? All right, I'll go ahead with a voice vote, all those in favor?

- Aye.

- Aye.

- Aye. Any opposed? So then that moves forward unanimously to the next meeting, which is that the 21st of September?

- It is, yes.

- Okay, so the 20th, the 21st for the common council meeting. 21st. Okay. All right. And then moving on to the public hearing on a request to rezone a portion of the rear yard of 919 auto closet drive from general commercial C1 to commercial highway C2 submitted by Dan Menglis, Gandrud Ivan, Chevrolet, Inc property owner.

- Thank you, Madam chair. Again, the applicants asked to hold this item as well as the action item. Now there was some comments in the chat. I don't know if you've seen those that maybe we could still conduct the public hearing. Certainly, I think that's up to the plan commission. If you'd like to proceed with that, but I would not act on the action item. I think that's more of a torn. I think the applicants would like to hold that, certainly. So I think if you have some discretion, you can continue at the public hearing if you'd like.

- I guess that where my thoughts are with the public hearing is that, while I certainly appreciate that people have taken time out of their day to come and attend this meeting, that hearing any discussion about this and we're not going to move on it or have any further discussion about it and we're tabling it to another meeting, I feel, I guess I feel, I guess it looks like commissioner Bremer had something to say on that as well. So I'd certainly welcome your comments.

- And I agree entirely with what you're saying, Madam chair. Paul, I just wanted to clarify, has the request been made to hold it over until the next meeting or do we have any idea as to when it might come forward?

- Sure. I've corresponded with the applicants this afternoon. We're shooting for the October 11th meeting. Basically, we'd have to go back and re notice the public hearings and the property owners and we've suggested to the applicant that they consider a neighborhood meeting. I think there was some miscommunication maybe between the staff and the applicant. And we felt that rezoning was a much smaller piece, but I will back up against the residential properties and we feel that there is a transitional area or one that is there that provides a buffer. And I think we can support a rezoning, but I think we, as a courtesy of the neighbors, they need to hear that from Gandrud, the applicant, and you know, see what that's going to look like. So I think those are the next steps that we've advised the applicant.

- And Paul, am I right in assuming that indeed they're the people who were noticed of this meeting will also be noticed the next one when it's rescheduled?

- That's what we would certainly suggest at a minimum of 400 feet. So the property is over three acres in size that automatically kicks in a 400 foot notice from us. So, right. We're going to suggest they go at least 400 feet.

- Then with that clarification, I would move that we do indeed hold this over until the October, did you say 11th meeting?

- Well, I don't want to, that'd be the earliest opportunity

- Okay.

- So maybe it's more beneficial just to say hold over and then that gives the applicants more flexibility.

- So that we hold this over with the understanding that when it is time to schedule the public hearing that the people notified of this one will be notified of that.

- Correct, yes.

- Yeah.

- Okay. So I'm sorry, is that?
- That was a motion and I second.
- I Do. Okay. Wow. Where was I? All right. So we're going to ask you Alder Corpus-Dax to take this until October 11th or to table it until necessary. Okay. All right. All those in favor?
- Aye.
- Aye.
- Aye.
- Any opposed?
- Let's do apologies to those who came hoping to speak on it tonight and we appreciate your presence.
- Yeah. So then we still need to, I still need to go through with number four and then we table that as well. All right. So item number four, consideration with possible action on a request to rezone a portion of the rear yard of 919 Auto Plaza Drive from general commercial to highway commercial submitted by Dan Menglis, Gandrud Ivan Chevrolet Inc. Property owner.
- I make the same motion as for the previous item.
- I'll second the same motion.
- All right. So motion by commissioner Bremer and a second by Alder Corpus-Dax. All those in favor?
- Aye.
- Aye.
- Opposed. All right, and then that will be held over then. Moving on to informational director's report.
- Neil is not with us tonight. He has another meeting that he's attending. So I assume that he'll forward the director's report maybe for the next meeting on the 27th.
- Okay. All right. Sounds good. And then the date of the next meeting for the planning commission is September 27th of 2021.
- It's the shortest meeting we've had in a while.
- It is.
- I agree. Madison, so I move we adjourn.
- Second.
- All right. Motion by commissioner Bremer, second by Alder Corpus-Dax. All those in favor.
- Aye.
- Aye.

- Any opposed?
- Aye.
- Okay, well, thanks for that short meeting, guys. We'll see in a couple of weeks.
- Thank you.
- Have a great day.