



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, OCTOBER 18, 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: Don Carlson, Tommy Everman, Noel Halvorsen (arrived at 5:36 p.m.), Jim Hutchison, Thomas Hoy, Excused: Gregory Babcock

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?

Chair Don Carlson asked the following questions:

Does anyone need to abstain from voting? All present stated no.

Was anyone out to see any of the properties? Tommy Everman and Jim Hutchison stated no. Tom Hoy stated he went to the N. Quincy and Cherry Street properties.

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 October 18, 2021, meeting of the Zoning & Planning Board of Appeals.

Moved by Noel Halvorsen, seconded by Tommy Everman to approve the agenda. Motion Passed.
Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None,

Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the Minutes from the September 20, 2021, meeting of the Zoning & Planning Board of Appeals.

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

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. Election of Chair and Vice-Chair of the Zoning & Planning Board of Appeals.

Moved by Tommy Everman, seconded by Jim Hutchison to open the floor for discussion for the remainder of the meeting. Motion Passed.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

Moved by Tommy Everman, seconded by Jim Hutchison to hold over the Election of Officers until the next scheduled Board of Appeals Meeting. Motion Passed.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

2. (Appeal 21-033) Kristine Stranz, Blue Steele Investments, LLC, property owner, proposes an expansion of an existing driveway in a Low Density Residential (R1) District at 417 North Ashland Avenue. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-1746(3)(b), driveway width without a garage (Ald. R. Scannell, District 7).

Noel Halvorsen arrived at 5:36 p.m. Noel Halvorsen stated that he would be abstaining from the discussion and vote for this item.

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

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, No- None, Abstain- Noel Halvorsen.

3. (Appeal 21-034) Pam McKeefry & David Stasko, property owners, propose a detached garage in a Varied Density Residential (R3) District at 508 Baird Creek Road. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-590, Table 44-4, size of second accessory structure (Ald. C. Stevens, District 5).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance as requested. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

4. (Appeal 21-035) Jon LeRoy, Mau & Associates, on behalf of the Jackie Nitschke Center, Inc., property owner, proposes to add a second driveway to a parcel located in an Office/Residential (OR) at 108 N. Quincy Street. The applicant requests to deviate from the following requirement in the Green Bay Zoning Code, Section 44-1773(a)(2), number of driveways per parcel (Ald. R. Scannell, District 7).

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

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

5. (Appeal 21-036) Mark LeMense, LeMense Quality Homes, Inc. property owner, proposes to construct a single-family dwelling and a detached garage in a Low Density Residential (RI) District at 1255 Cherry Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-590, Table 44-4, front yard setback for an accessory structure (Ald. R. Scannell, District 7).

Moved by Noel Halvorsen, seconded by Tommy Everman to grant the variance as requested. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

Moved by Noel Halvorsen, seconded by Tommy Everman to close the floor and return to regular order of business. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.

F. INFORMATIONAL.

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

No discussion on any items.

2. Next Meeting Date: November 15, 2021.

G. ADJOURNMENT.

Moved by Noel Halvorsen, seconded by Tommy Everman to Adjourn. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Jim Hutchison, Thomas Hoy, No- None, Abstain- None.