



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, OCTOBER 25, 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, Sidney Bremer, Lisa Hanson, Derius Daniels, Autumn Linsmeier, Ken Rovinski, Jacob Miller, Excused:

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the October 25, 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, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the September 27, 2021, meeting of the Green Bay Plan Commission.

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

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn

Linsmeier, Ken Rovinski, 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 21-25) Public Hearing on a request to create a Planned Unit Development (PUD) to permit temporary uses at 216 S. Military Avenue, submitted by David and Edward Martin, Martin Neufeld, LLC, property owners (Ald. J. Vander Leest, District 11).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to create a Planned Unit Development (PUD) to permit temporary uses at 216 S. Military Avenue, submitted by David and Edward Martin, Martin Neufeld, LLC, property owners (Ald. J. Vander Leest, District 11).

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 21-25) Consideration with possible action on a request to create a Planned Unit Development (PUD) to permit temporary uses at 216 S. Military Avenue, submitted by David and Edward Martin, Martin Neufeld, LLC, property owners (Ald. J. Vander Leest, District 11).

Moved by Ken Rovinski to deny the request to create a Planned Unit Development (PUD) to permit temporary uses at 216 S. Military Avenue.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion Passed.

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

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

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

There is a motion on the table by Ken Rovinski to deny the request. There was no second. Motion fails.

Moved by Ald. Veronica Corpus-Dax, seconded by Jacob Miller to approve the request to create a Planned Unit Development (PUD) to permit temporary uses at 216 S. Military Avenue for the temporary PUD for up to three years from the time of approval on the condition that a development agreement, with regard to the future redevelopment of the site is entered into by the Developer and the City. Motion Passed.

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

3. (ZP 21-26) Public Hearing on a request to repeal and recreate a Planned Unit Development (PUD) along the 2300-2400 Block of East Mason Street for East Town Mall, submitted by Department of Community Development (Ald. L. Gerlach, District 3).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to repeal and recreate a Planned Unit Development (PUD) along the 2300-2400 Block of East Mason Street for East Town Mall, submitted by Department of Community Development (Ald. L. Gerlach, District 3).

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.

4. (ZP 21-26) Consideration with possible action on a request to repeal and recreate a Planned Unit Development (PUD) along the 2300-2400 Block of East Mason Street for East Town Mall, submitted by the Department of Community Development (Ald. L. Gerlach, District 3).

Moved by Jacob Miller, seconded by Sidney Bremer to open the floor for discussion. Motion Passed. Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

Moved by Jacob Miller, seconded by Derius Daniels to close the floor and return to regular order of business. Motion Passed.

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

Moved by Sidney Bremer, seconded by Ken Rovinski to approve the request to repeal and recreate a Planned Unit Development (PUD) along the 2300-2400 Block of East Mason Street for East Town Mall, subject to the draft Planned Unit Development (PUD) and the following amendments:

1. Staff to adjust maps, exhibits, and text to address inclusion of parcels 21-126-9-1 and 21-126-13
2. The removal of "masonry" from Sections E.2.c.3, E.2.c.4, E.2.c.5, and E.2.c.6
3. The addition of the following statement at the end of Section D.1.a.: "The City of Green Bay must be a party to this easement."
4. Staff to amend Section E.2 and Exhibit D to add an allowable monument directory sign located at E. Mason Street and East Town Way, with a height not to exceed 12 ft..

Motion Passed.

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

5. (TA 21-05) Consideration with possible action regarding the review on updates to Article XVIII. Off-Street Parking, Drives, and Loading, Green Bay Municipal Code.

Moved by Ken Rovinski, seconded by Sidney Bremer to approve the amendments to Article XVIII. Off-Street Parking, Drives, and Loading, Green Bay Municipal Code as proposed. Motion Passed.

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

F. INFORMATIONAL.

I. Director's Report.

Neil Stechschulte presented the Director's Report.

2. PC 101: Plan Commissioner's Handbook.

A discussion was had regarding the Plan Commissioner's Handbook.

3. Date of next meeting: November 8, 2021.

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Sidney Bremer to adjourn. Motion Passed.

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