



MINUTES OF THE GREEN BAY PLAN COMMISSION

FRIDAY, DECEMBER 3, 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, and Ken Rovinski

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

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the December 3, 2021, special meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to approve. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Ken Rovinski, No- None,
Abstain- None.

D. REGULAR BUSINESS.

I. (ZP 21-37) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a proposed hotel and for the hotel to exceed the maximum height limitations located at 1004 Brett Favre Pass, submitted by Victoria Fabry, The Legacy Green Bay, LLC (Ald. B. Johnson, District 9).

Principal Planner D. Buck introduced the petition for a Conditional Use Permit (CUP) for the hotel

use itself and the height of 81 feet as proposed as well as details on the site itself and surrounding uses that include two other hotels, both of which exceed height limitations either by legal nonconformity or CUP. He explained that there would typically be a public hearing for a CUP at the Plan Commission but due to end of year timing issues, the public hearing will take place at the City Council meeting of December 7, 2021.

D. Buck gave an overview of the Comprehensive Plan and Legend's District Plan recommendations for the property and area in general. He provided details on zoning regulations, history of the site, and several former CUPs for similar uses that have expired.

Commissioner Bremer inquired about the change in public hearing venue as well as clarification on staff opinion on consistency with the Legend's District Plan as it relates to height. D. Buck explained that it is consistent with City plans.

Chairperson Hanson asked if the other hotels in the Legend's District conform. D. Buck stated that the 5-story Hilton directly adjacent to the north is a "grandfathered" use and was constructed prior to the existing regulations and that the 6-story Spring Hill Suites (formerly Cambria) received a CUP in 2006 for the use and a maximum height of 71 feet.

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to authorize a Conditional Use Permit (CUP) for a proposed hotel and for the hotel to exceed the maximum height limitations located at 1004 Brett Favre Pass, 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 and building plan review and approval. Motion Passed.

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

E. INFORMATIONAL.

I. Date of the next meeting: December 13, 2021.

F. ADJOURNMENT.

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

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

VERBATIM MINUTES

(The full meeting was inadvertently not recorded. A summary of the discussion that took place can be found under Item D.I.)

- Any further discussion? Ooh.

- Oops.

- Is that a problem?

- No.
- Okay. All right.
- Do you need me to restate my motion to approve?
- Right, I'm gonna start right from the beginning.
- Sure, that would be fine.
- Motion to approve.
- Okay, a motion by Commissioner Rovinski and a second by Alder Corpus-Dax. Any further discussion? Hearing none, I'll go ahead with a voice vote. All those in favor?
- [Commissioners] Aye.
- Any opposed? All right, so then that will move forward to the Common Council meeting for Tuesday, December 7th.
- Correct. And the public hearing will be at that meeting as well.
- So yeah, that's, you can get away without having a public hearing here?
- We need to have a public hearing at one point. It used to always be done by the council. We switched this about two years ago and brought them to the Plan Commission instead. But it used to be very common.
- Okay. All right. So then that'll move ahead to December 7th. So then the date of the next meeting, then, is December 13th, 2021.
- I believe we have to vote on the motion. Oh no, we did, that's right. Never mind.
- I know. I almost forgot too. And then I'm like, "Wait, we did already."
- We were just being so efficient, I couldn't keep track.
- I know. Commissioner Bremer, I thought the same thing.
- We're going for a new record here.
- So yeah, date of the next meeting, December 13th. As I said, it goes forward to the next Common Council meeting for December 7th. So, all right. So I would entertain a motion to adjourn.
- So moved.
- [Man] Memo to say thank you to everybody.

- You're welcome.
- Very welcome. And thank you to everybody for moving it so quickly. Thanks, Lisa.
- Yeah, not a problem. You guys have the, I guess, do I need a motion to adjourn, don't I? There was moving--
- I think you heard three to four voices. I'm not sure.
- Moved and second.
- Moved by Commissioner Bremer and a second by Commissioner Rovinski. All those in favor?
- [Commissioners] Aye.
- Any opposed?
- Have a good weekend.
- Have a good weekend, guys.
- Thank you.
- Thank you.
- Happy Friday night, folks. And beyond.