



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 24, 2022, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

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: Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Jacob Miller, Ken Rovinski, Sidney Bremer, Excused: None

Others Present: Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 24, 2022, meeting of the Green Bay Plan Commission.

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

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the December 13, 2021, meeting of the Green Bay Plan Commission.

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

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, 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 21-38) Public Hearing on request to authorize a Conditional Use Permit (CUP) for an accessory use with a metal exterior in a Planned Unit Development (PUD) at 1011 Tony Canadeo Run, submitted by Kurt Leahy, Spring Hill Suites, property owner (Ald. B. Johnson, District 9).

Chair Lisa Hanson opened the floor for the Public Hearing on a request to authorize a Conditional Use Permit (CUP) for an accessory use with a metal exterior in a Planned Unit Development (PUD) at 1011 Tony Canadeo Run, submitted by Kurt Leahy, Spring Hill Suites, property owner (Ald. B. Johnson, District 9).

Chair Lisa Hanson asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the Public Hearing was closed.

2. (ZP 21-38) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for an accessory use with a metal exterior in a Planned Unit Development (PUD) at 1011 Tony Canadeo Run, submitted by Kurt Leahy, Spring Hill Suites, property owner (Ald. B. Johnson, District 9).

Moved by Ken Rovinski, seconded by Sidney Bremer to authorize a Conditional Use Permit (CUP) for an accessory use with a metal exterior in a Planned Unit Development (PUD) at 1011 Tony Canadeo Run, subject to the following conditions:

1. Colors for the metal accessory structure must be complementary to the color scheme of the principal building, as approved by Planning Staff.
2. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

3. (ZP 21-39) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a two-family dwelling in a Low Density Residential (RI) district at 207 South Locust Street, submitted by Shannon Malott, on behalf of James Seidl, property owner (Ald. C. Wery, District 8).

Chair Lisa Hanson opened the floor for the Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a two-family dwelling in a Low Density Residential (RI) district at 207 South Locust Street, submitted by Shannon Malott, on behalf of James Seidl, property owner (Ald. C. Wery, District 8).

Shannon Malott, 643 S. Clay Street, spoke in favor of the request.

Chair Lisa Hanson asked three (3) times if there was anyone else present who wished to speak. Hearing/seeing no one, the Public Hearing was closed.

4. (ZP 21-39) Consideration with possible action on request to authorize a Conditional Use Permit

(CUP) for a two-family dwelling in a Low Density Residential (RI) district at 207 South Locust Street, submitted by Shannon Malott, on behalf of James Seidl, property owner (Ald. C. Wery, District 8).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to authorize a Conditional Use Permit (CUP) for a two-family dwelling in a Low Density Residential (RI) district at 207 South Locust Street, subject to the following conditions:

1. Site plan must comply with the Universal Dwelling Code in reference to two-unit dwellings.
2. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

5. (ZP 21-40) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Arby's) in a General Commercial (CI) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).

Chair Lisa Hanson opened the floor for the Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Arby's) in a General Commercial (CI) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).

Chair Lisa Hanson asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the Public Hearing was closed.

6. (ZP 21-40) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Arby's) in a General Commercial (CI) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to authorize a Conditional Use Permit (CUP) for a drive-through restaurant (Arby's) in a General Commercial (CI) district at 1640 West Mason Street, subject to the following conditions:

1. Access easement be provided to the proposed lot from the parent parcel (No. 6-150-1) for as long as the use is conducted on the proposed property. Easement document must be recorded with the Brown County Register of Deeds and provided to the city prior to building permit issuance.
2. Pedestrian connection be provided from the internal pedestrian way to the West Mason Street sidewalk unless deemed infeasible by the Department of Public Works based on handicap accessibility.
3. Compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including but not limited to standard subdivision & site plan review and approvals.

Motion Passed.

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

7. (ZP 21-41) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a drive-through Coffee Shop (Scooter's) in a General Commercial (CI) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner. (Ald. J. VanderLeest, District 11).

Chair Lisa Hanson opened the floor for the Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a drive-through Coffee Shop (Scooter's) in a General Commercial (CI) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).

Chair Lisa Hanson asked three (3) times if there was anyone present who wished to speak. Hearing/seeing no one, the Public Hearing was closed.

8. (ZP 21-41) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a drive-through Coffee Shop (Scooter's) in a General Commercial (CI) district at 1640 West Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Neufeld Enterprises ii, LLC, property owner (Ald. J. VanderLeest, District 11).

Moved by Ken Rovinski, seconded by Derius Daniels to open the floor. Motion Passed.

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

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

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

Moved by Sidney Bremer, seconded by Derius Daniels to authorize a Conditional Use Permit (CUP) for a drive-through Coffee Shop (Scooter's) in a General Commercial (CI) district at 1640 West Mason Street, subject to the following conditions:

1. Access easement be provided to the proposed lot from the parent parcel (No. 6-150-1) for as long as the use is conducted on the proposed property. Easement document must be recorded with the Brown County Register of Deeds and provided to the city prior to building permit issuance.
2. Compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including but not limited to standard subdivision & site plan review and approvals.

Motion Passed.

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

F. INFORMATIONAL.

1. Director's Report.

Neil Stechschulte presented the Director's Report.

2. Date of the next meeting: February 7, 2022

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, Derius Daniels, Ken Rovinski,

No- None, Abstain- None.