



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, MARCH 21, 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.

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

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the March 21, 2022, meeting of the Green Bay Plan Commission.

Chair Lisa Hanson motioned that due to scheduling conflicts, Items #2 and #3 would be heard first, followed by Items #4 and #5.

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to amend and approve the agenda as requested. 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 March 7, 2022, Meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Jacob Miller 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.

1. (CPA 21-03) Consideration with possible action on request to amend the City's Comprehensive Plan for property located in the 4000 Block of Champeau Road, from a future commercial land use designation to light industry, submitted by Seth Lenss, ICS Properties, LLC, petitioner, on behalf of Joe Moore, agent for the property owners (Ald. B. Dorff, District 1).

Moved by Ald. Veronica Corpus-Dax, seconded by Jacob Miller to open the floor. Motion Failed (3-3 tie vote). The floor was not opened to the public.

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

Moved by Jacob Miller, seconded by Ken Rovinski to deny the request to amend the City's Comprehensive Plan amendment for property located in the 4000 Block of Cheampeau Road from future commercial land use designation to light industry. Motion Passed. (4-2)

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

2. (ZP 22-08) Public Hearing on request to partially rezone 2475 University Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Justin Barnes, on behalf of SRL2 Inc., property owner (Ald. Lefebvre, District 6).

Chair Lisa Hanson read into record the rules and procedures for all public hearings tonight. All public hearings have been properly posted.

Chair Lisa Hanson opened the floor for the Public Hearing on request to partially rezone 2475 University Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Justin Barnes, on behalf of SRL2 Inc., property owner (Ald. K. Lefebvre, District 6).

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.

3. (ZP 22-08) Consideration with possible action on request to partially rezone 2475 University Avenue from General Commercial (C1) to Highway Commercial (C2), submitted by Justin Barnes, on behalf of SRL2 Inc., property owner (Ald. Lefebvre, District 6).

Moved by Sidney Bremer, seconded by Ken Rovinski to open the floor for discussion. 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 Sidney Bremer to close the floor and return to regular business. Motion Passed.

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

Moved by Jacob Miller, seconded by Ald. Veronica Corpus-Dax to approve the request to partially rezone 2475 University Avenue from General Commercial (C1) to Highway Commercial (C2) subject to:

a. CSM dividing the area of the rezone be completed and recorded prior to the zoning being changed.

Motion Passed.

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

4. (PP 22-01) Consideration with possible action on the Downtown Green Bay Inc. Business Improvement District's (BID) year-end reporting for 2021.

Jeff Mirkes presented the Downtown Green Bay, Inc. 2021, year-end Business Improvement District (BID) report to Commissioners..

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve Downtown Green Bay, Inc., 2021, year-end Business Improvement District (BID) report. Motion Passed.

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

5. (PP 21-02) Consideration with possible action on the Olde Main Street Business Improvement District's (BID) year-end reporting for 2021.

Jeff Mirkes presented the Olde Main Street, Inc. 2021, year-end Business Improvement District (BID) report to Commissioners.

Moved by Commissioner Jacob Miller, seconded by Ald. Veronica Corpus-Dax to approve the Olde Main Street, Inc., 2021, year-end Business Improvement District (BID) report. Motion Passed.

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

6. (PP 22-03) Consideration with possible action on the On Broadway Inc. Business Improvement District's (BID) year-end reporting for 2021.

Brian Johnson presented the On Broadway, Inc. 2021, year-end Business Improvement District (BID) report to Commissioners.

Moved by Sidney Bremer, seconded by Ken Rovinski to approve the On Broadway, Inc., 2021, year-end Business Improvement District (BID) report. Motion Passed.

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

7. (PP 22-04) Consideration with possible action on the Military Avenue Business Improvement District's (BID) year-end reporting for 2021.

Leah Weycker presented the Military Avenue 2021, year-end Business Improvement District (BID) report to Commissioners.

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to approve the Military Avenue 2021, year-end Business Improvement District (BID) report. Motion Passed.

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

No- None, Abstain- None.

8. (ZP 22-07) Public Hearing on request to amend Zoning Ordinance No. 09-15, a Planned Unit Development (PUD), to permit a drive-through restaurant at 1567 E. Mason Street, submitted by Stephen Wesoloski, Midwest Expansion, LLP, on behalf of Grand Central, LLC, property owner (Ald. B. Galvin, District 4).

Chair Lisa Hanson opened the floor for the Public Hearing on request to amend Zoning Ordinance No. 09-15, a Planned Unit Development (PUD), to permit a drive-through restaurant at 1567 E. Mason Street, submitted by Stephen Wesoloski, Midwest Expansion, LLP, on behalf of Grand Central, LLC, property owner (Ald. B. Galvin, District 4).

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.

9. (ZP 22-07) Consideration with possible action on a request to amend Zoning Ordinance No. 09-15, a Planned Unit Development (PUD), to permit a drive-through restaurant at 1567 E. Mason Street, submitted by Stephen Wesoloski, Midwest Expansion, LLP, on behalf of Grand Central, LLC, property owner (Ald. B. Galvin, District 4).

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to hold over the request to amend Zoning Ordinance No. 09-15, a Planned Unit Development (PUD), to permit a drive-through restaurant at 1567 E. Mason Street, until the next scheduled Plan Commission meeting. 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.

Cheryl Renier-Wigg presented information from the March 15, 2021, Common Council meeting.

2. Date of the next meeting: April 11, 2022

G. ADJOURNMENT.

Moved by Jacob Miller, seconded by Sidney Bremer to adjourn. Motion Passed.

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