



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, MARCH 21, 2022, 5:30 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: Tommy Everman - Chair, Noel Halvorsen - Vice Chair, Don Carlson, Jim Hutchison, and Tom Hoy

Alternate: Steven Schuchart

Present: Thomas Hoy, Don Carlson, Tommy Everman, Steven Schuchart, Noel Halvorsen, Excused: Jim Hutchison

Alternate Steven Schuchart will be a voting member tonight.

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?

No one needs to abstain from voting tonight.

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the March 21, 2022, meeting of the Zoning & Planning Board of Appeals.

Moved by Don Carlson, seconded by Steven Schuchart to approve the agenda. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the February 21, 2022, meeting of the Zoning & Planning Board of Appeals.

Moved by Thomas Hoy, seconded by Don Carlson to approve the minutes. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. (Appeal 22-005) Matt Witte, on behalf of Wisconsin Humane Society, property owner, requests an extension of a temporary-use trailer located in a Business Park (BP) District at 1830 Radisson Street. The applicant requests to deviate from the following requirement in Section 44-469(8), duration of a temporary use/structure (Ald. K. Lefebvre, District 6).

Moved by Don Carlson, seconded by Steven Schuchart to open the floor for the duration of the meeting. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

Moved by Noel Halvorsen, seconded by Don Carlson to grant the variance as requested for 18 months with the stipulation that the petitioner checks in with staff every 6 months to determine progress on obtaining a permanent structure. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

2. (Appeal 22-006) Jon LeRoy, Mau & Associates, on behalf of Chad Roffers, Chad Roffers Trucking, property owner, proposes to construct a single-family home in a Low Density Residential (RI) District at 220 N. Taylor Street (1882 Gary Lane). The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, side rear yard setback and the interpretation of the Zoning Administrator regarding Section 44-1580 single-family home design (Ald. M. Steuer, District 10).

Moved by Don Carlson, seconded by Thomas Hoy to deny the variances as requested. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

3. (Appeal 22-007) Zachary Vander Meulen, property owner, proposes an attached garage addition in a Low Density Residential (RI) District at 1312 Biemeret Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, rear yard setback and Section 44-590(b)(2), size of accessory structure (Ald. C. Wery, District 8).

Moved by Noel Halvorsen, seconded by Thomas Hoy to grant the variances as requested. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

4. (Appeal 22-008) Rob Jagodeinski, Loch Construction, on behalf of Joseph and Ann Pryal, property

owners, propose to retain an existing driveway expansion in a Low Density Residential (R1) District at 425 Manchester Drive. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1746(2)(c), Parking for single and two family uses and Section 44-1746(3) driveway width taper (Ald. M. Steuer, District 10).

Moved by Noel Halvorsen, seconded by Steven Schuchart to table this item for the next scheduled meeting. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Steven Schuchart, No- Thomas Hoy, Abstain- None.

5. (Appeal 22-009) Eric Hansen, property owner, proposes to retain an existing driveway expansion in a Low Density Residential (R1) District at 3007 Brook Park Drive. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-1746(2)(c), Parking for single and two family uses and Section 44-1746(3) driveway width taper (Ald. B. Dorff, District 1).

Moved by Noel Halvorsen, seconded by Don Carlson to grant the variances as requested and approval to run concurrent with the family's ownership. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

F. INFORMATIONAL.

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

Moved by Noel Halvorsen, seconded by Don Carlson to close the floor. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

2. Next meeting date: April 18, 2022.

G. ADJOURNMENT.

Moved by Noel Halvorsen, seconded by Don Carlson to adjourn. Motion Passed.

Yes- Don Carlson, Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.