



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 11, 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, Sidney Bremer, Derius Daniels, and Ken Rovinski.

Present: Jacob Miller, Lisa Hanson, Ald. Veronica Corpus-Dax, Ken Rovinski, Derius Daniels (arrived at 6:08 PM), Excused: Sidney Bremer

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the April 11, 2022, meeting of the Green Bay Plan Commission.

Moved by Jacob Miller, seconded by Ken Rovinski to amend and approve the agenda to add Ald. Veronica Corpus Dax to the roll call. Motion Passed.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the March 21, 2022, Meeting of the Green Bay Plan Commission.

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

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

E. REGULAR BUSINESS.

I. (ZP 22-11) Public Hearing on request to rezone the following:

627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI) and 645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner.

In addition, the Community and Economic Development Department requests the rezoning of the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI); 1643, 1647 Cass Street from Light Industrial (LI) to General Commercial (CI);

1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI) and a portion of 1654 East Mason Street from Low Density Residential (RI) to Highway Commercial (C2) (Ald. B. Galvin, District 4).

Derius Daniels arrived at 6:08 PM.

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 Public Hearing on the request to rezone the following:

627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI) and 645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner.

In addition, the Community and Economic Development Department requests the rezoning of the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI); 1643, 1647 Cass Street from Light Industrial (LI) to General Commercial (CI); 1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI) and a portion of 1654 East Mason Street from Low Density Residential (RI) to Highway Commercial (C2) (Ald. B. Galvin, District 4).

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

2. (ZP 22-11) Consideration with possible action on the following rezonings:

627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI) and 645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner.

In addition, the Community and Economic Development Department requests the rezoning of the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI); 1643 and 1647 Cass Street from Light Industrial (LI) to General Commercial (CI); 1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI) and a portion of 1654 East Mason Street from Low Density Residential (RI) to Highway Commercial (C2). (Ald. B. Galvin, District 4).

Moved by Ken Rovinski, seconded by Jacob Miller to rezone:

627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI) and

645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner.
619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI);
1643, 1647 Cass Street from Light Industrial (LI) to General Commercial (CI);
1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI)
A portion of 1654 East Mason Street from Low Density Residential (RI) to Highway Commercial (C2)
Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Ken Rovinski, No- None, Abstain- None.

3. (ZP 22-10) Public Hearing on request to create a Planned Unit Development (PUD) overlay to establish regulations associated with Phase I development of a new industrial park at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road, submitted by the City of Green Bay Community & Economic Development Department (Barb Dorff, District I).

Chair Lisa Hanson opened the Public Hearing on request to create a Planned Unit Development (PUD) overlay to establish regulations associated with Phase I development of a new industrial park at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road, submitted by the City of Green Bay Community & Economic Development Department (Barb Dorff, District I).

After hearing staff and interested parties speak, Chair Lisa Hanson asked three (3) times if there was anyone else from the public who wished to speak. Hearing/seeing no one, the Public Hearing was closed.

4. (ZP 22-10) Consideration with possible action on request to create a Planned Unit Development (PUD) overlay to establish regulations associated with Phase I development of a new industrial park at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road, submitted by the City of Green Bay Community & Economic Development Department (Barb Dorff, District I).

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to create a Planned Unit Development (PUD) overlay to establish regulations associated with Phase I development of a new industrial park at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road, with the condition that all transportation services be conditional use. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Veronica Corpus-Dax, Derius Daniels, Ken Rovinski, No- None, Abstain- None.

F. INFORMATIONAL.

1. Green infrastructure code changes update.

Madison Smith and Melissa Schmitz presented an update regarding changes to the Green Infrastructure code.

2. Director's Report.

Neil Stechschulte presented the Director's Report.

3. Date of the next meeting: April 25, 2022

G. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Derius Daniels to adjourn. Motion .

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

Abstain- None.