



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, APRIL 18, 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: Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, Excused: Noel Halvorsen

Others Present: Ald. Barb Dorff, Ald. Kathy Levebvre; Ald. Mark Steuer

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?

Chair Tommy Everman asked if anyone needed to abstain from voting. All present stated no.

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the April 18, 2022, meeting of the Zoning & Planning Board of Appeals.

Moved by Thomas Hoy, seconded by Jim Hutchison to approve the agenda. Motion Passed.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the March 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, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

Chair Tommy Everman asked for a motion to open the floor.

Tom Hoy reminded Chair Tommy Everman of two housekeeping items that needed to be completed prior to opening the floor.

Tommy Everman then asked if anyone went out to the properties or spoke with anyone regarding the variance requests. No one talked to anyone regarding the variance requests. Tom Hoy stated he was out to properties located at 3441 Nicolet Drive, 2825 Nicolet and 2747 East Shore Drive. Steven Schuchart stated he went to the properties located at 1192 Shadow Lane, 1882 Gary Lane and 3176 Open Gate Trail.

Moved by Thomas Hoy, seconded by Steven Schuchart to open the floor for the remainder of the meeting. Motion Passed.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. (Appeal 22-010) Julie Grebe, The Prime Group, LLC, property owner, proposes to expand a single stall attached garage of a single-family home in a Low Density Residential (R1) District at 1092 Shadow Lane. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, side rear yard setback (Ald. C. Wery, District 8).

Moved by Don Carlson, seconded by Thomas Hoy to hold over the variance request for up to 90 days to allow the applicant to bring forward site and building plans to the Board. Motion Passed.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

2. (Appeal 22-011) Jeff Curtin, Curtin Construction, LLC, on behalf of Michael and Kay Joho, property owners, proposes a detached garage in a Low Density Residential (R1) District at 3441 Nicolet Drive. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-590(b)(2), size of 1st accessory structure (Ald. B. Dorff, District 1).

Moved by Thomas Hoy, seconded by Steven Schuchart to grant the variance as requested. Motion Passed.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

3. (Appeal 21-012) Steve Bieda, Mau & Associates on behalf of Timothy M. and Debra K. Meyer, JRT, property owner, proposes to construct a single-family dwelling in a Low Density Residential (R1)

District at 2825 Nicolet Drive. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code, Section 44-385(e) waterway setback and Section 44-554, Table 44-2, front rear yard setback (Ald. B. Dorff, District 1).

Moved by Thomas Hoy, seconded by Don Carlson to grant the variance as requested. Motion Passed.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

4. (Appeal 21-013) Brandon Wegner, Mach IV, Engineering and Surveying, on behalf of Belinda Dow and Jennifer Dryer, property owners, proposes to construct single-family dwelling within the AE/AO District of the 100-year floodplain and Low Density Residential (RI) District at 2747 East Shore Drive. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-1193(1)(a) fill requirement around the structure (Ald. K. Lefebvre, District 6).

Moved by Steven Schuchart, seconded by Thomas Hoy to grant the variance as requested. Motion Passed.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

5. (Appeal 22-014) 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 1882 Taylor Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-554, Notes b, width of a residence (Ald. M. Steuer, District 10).

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

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

6. (Appeal 22-015) Matthew Motiff, property owner, proposes to expand an attached garage of a single-family home in a Low Density Residential (RI) District at 3176 Open Gate Trail. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code, Section 44-554, Table 44-2, side rear yard setback (Ald. J. Brunette, District 12).

Moved by Steven Schuchart, seconded by Thomas Hoy to grant the variance as requested. Motion Passed.

Yes- Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- Don Carlson, Abstain- None.

Moved by Thomas Hoy, seconded by Don Carlson to close the floor and return to regular order of business. Motion Passed.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.

F. INFORMATIONAL.

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

2. 1st Quarter Variance Report.

Paul Neumeyer presented the 1st Quarter Variance Report.

3. Next meeting date: April 18, 2022.

Please note the next Board of Appeals meeting is on May 16, 2022.

G. ADJOURNMENT.

Moved by Jim Hutchison, seconded by Don Carlson to adjourn. Motion Passed.

Yes- Don Carlson, Tommy Everman, Jim Hutchison, Thomas Hoy, Steven Schuchart, No- None, Abstain- None.