



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, MAY 9, 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. Jim Hutchison, Sidney Bremer, Derius Daniels, and Ken Rovinski.

Present: Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski (arrived at 6:04 PM), Jim Hutchison, Excused:

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the May 9, 2022, meeting of the Green Bay Plan Commission.

Moved by Ald. Jim Hutchison, seconded by Sidney Bremer to approve the agenda. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Jim Hutchison, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the April 25, 2022, Meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Ald. Jim Hutchison to approve the minutes. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Jim Hutchison, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. (ZP 22-13) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a carwash facility in Community Center Commercial (C3) District located at 1555 West Mason Street, submitted by JJ Alaily, ICAP Development (Ald. M. Eck, District 11).

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 authorize a Conditional Use Permit (CUP) for a carwash facility in Community Center Commercial (C3) District located at 1555 West Mason Street, submitted by JJ Alaily, ICAP Development (Ald. M. Eck, District 11).

After hearing comments from staff and the public, 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.

2. (ZP 22-13) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a carwash facility in a Community Center Commercial (C3) District located at 1555 West Mason Street, submitted by JJ Alaily, ICAP Development (Ald. M. Eck, District 11).

Moved by Sidney Bremer, seconded by Ken Rovinski to open the floor. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No- None, Abstain- None.

Moved by Jacob Miller, seconded by Ken Rovinski to close the floor and return to regular business. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No- None, Abstain- None.

Moved by Ken Rovinski, seconded by Jacob Miller to authorize a Conditional Use Permit (CUP) for a carwash facility in a Community Center Commercial (C3) District located at 1555 West Mason Street, subject to the following conditions:

- a. CSM submission to create a lot as described in the legal.
- b. Standard site plan review and approval.
- c. Conditions listed by the City Traffic Engineer must be addressed.

Motion Passed. (5-1; S.Bremer - No)
Yes- Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No- Sidney Bremer, Abstain- None.

3. (ZP 22-15) Public Hearing on request to rezone 221 and 227 North Quincy Street and 618 and 624 Pine Street from Office Residential (OR) to Downtown One (D1), submitted by the Community & Economic Development Department, City of Green Bay property owner (Ald. R. Scannell, District 7).

Chair Lisa Hanson opened the floor for the Public Hearing on request to rezone 221 and 227 North Quincy Street and 618 and 624 Pine Street from Office Residential (OR) to Downtown One (D1), submitted by the Community & Economic Development Department, City of Green Bay property owner (Ald. R. Scannell, District 7).

After hearing comments from Staff, as there was no comments from the public, 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.

4. (ZP 22-15) Consideration with possible action on request to rezone 221 and 227 North Quincy Street and 618 and 624 Pine Street from Office Residential (OR) to Downtown One (D1), submitted by the Community & Economic Development Department, City of Green Bay property owner (Ald. R. Scannell, District 7).

Moved by Jacob Miller, seconded by Ken Rovinski to rezone 221 and 227 North Quincy Street and 618 and 624 Pine Street from Office Residential (OR) to Downtown One (D1). Motion Passed. Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain- None.

5. (AV 22-02) Consideration with possible action on request to vacate an alley between Cherry Street and Pine Street, submitted by the Community & Economic Development Department, City of Green Bay (Ald. R. Scannell, District, 7).

Moved by Ken Rovinski, seconded by Sidney Bremer to approve the request to vacate an alley between Cherry Street and Pine Street, subject to:

- a. Adjacent property owners shall be responsible for, and owner of, the Storm Sewer within the vacated Alley.
- b. Adjacent property owners shall be responsible for all costs to close curb openings to Pine Street and Cherry Street.
- c. Any and all utility lines with another provider to be removed.

Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain- None.

6. (TA 22-02) Public Hearing on request to amend text encouraging Green Infrastructure within code section(s) of Chapter 44.

Chair Lisa Hanson opened the floor for the Public Hearing on the request to amend the text encouraging Green Infrastructure within code section(s) of Chapter 44.

After hearing comments from staff and the public, 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.

7. (TA 22-02) Consideration with possible action to amend text encouraging Green Infrastructure within code section(s) of Chapter 44.

Moved by Sidney Bremer, seconded by Ald. Jim Hutchison to amend the following text amendment sections as discussed:

Section 2. Section 44-1965 (b)(4b); Section 2. 44-1965 (c)(3b); Section 3. Section 44-1966 (c1); adding the following language:

"Except where the Director or their designee determines"

Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain- None.

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve the code changes in Chapter 44.
Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-
None, Abstain- None.

F. INFORMATIONAL.

1. Safe Walk & Bike Plan Working Group 2021 Annual Report.

Stephanie Hummel presented the Safe Walk & Bike Plan Working Group 2021 Annual Report.

2. Director's Report.

Neil Stechschulte presented the Director's Report.

Paul Neumeyer informed Commissioners he was retiring and this was his last Plan Commission Meeting.

3. Date of the next meeting: June 20, 2022

Please note that the May 23, 2022, meeting of the Plan Commission will be cancelled.

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Sidney Bremer to adjourn. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, No-
None, Abstain- None.