



# **MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS**

**MONDAY, JUNE 20, 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, Barb Dorff, Tom Hoy, and Steven Schuchart

Alternate: Corey Bogenschutz

Present: Barbara Dorff, Thomas Hoy, Tommy Everman, Steven Schuchart, Noel Halvorsen, Corey Bogenschutz, Excused: Don Carlson

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?

Tommy Everman asked the following questions:

Does anyone need to abstain from voting? Steven Schuchart will be abstaining from Agenda Item E. I for 401 Polaris.

Was anyone out to see any of the properties? Barbara Dorff stated she went to all properties; Steven Schuchart stated he went to all properties except for Polaris Court; and Tom Hoy stated he went to properties on Polaris Court, Eliza Street, and S. Adams Street.

Did you speak to anyone regarding this variance request? Tom Hoy, Barbara Dorff and Steven Schuchart all stated they spoke to people from the public regarding properties. However, none of the conversations will affect their vote regarding agenda items.

## **C. APPROVAL OF THE AGENDA.**

I. Approval of the Agenda for the June 20, 2022, meeting of the Zoning & Planning Board of Appeals.

Moved by Barbara Dorff, seconded by Noel Halvorsen to amend the agenda by moving Agenda Item E6 to E1 and Agenda Item E8 to E2. Motion Passed.

Yes- Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff, No- None, Abstain- None.

Moved by Barbara Dorff, seconded by Noel Halvorsen to approve the amended agenda. Motion Passed.

Yes- Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff, No- None, Abstain- None.

#### **D. APPROVAL OF MINUTES.**

I. Approval of the minutes from the May 16, 2022, meeting of the Zoning & Planning Board of Appeals.

Moved by Noel Halvorsen, seconded by Barbara Dorff to open the floor for the duration of the meeting. Motion Passed.

Yes- Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff, No- None, Abstain- None.

Moved by Thomas Hoy, seconded by Noel Halvorsen to approve the minutes. Motion Passed.

Yes- Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff, No- None, Abstain- None.

#### **E. REGULAR BUSINESS.**

1. (Appeal 22-019) Phil Mattern, on behalf of Sam Pavlik, property owner, proposes the addition of a new rear deck on a single-family home in a Low-Density Residential (RI) District at 401 Polaris Court. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-554, Table 44-2, rear yard setback (Ald. C. Stevens, District 5).

Moved by Thomas Hoy, seconded by Corey Bogenschutz to hold this item until the next scheduled meeting. Motion Passed (3-1 Noes: Barbara Dorff).

Yes- Tommy Everman, Thomas Hoy, Corey Bogenschutz No- Barbara Dorff, Abstain- Steven Schuchart.

Corey Bogenschutz will be voting. Steven Schuchart abstained from this item and Noel Halvorson is temporarily absent and attending the Plan Commission Meeting.

2. (Appeal 22-020) Mark and Deborah Schwallie, property owners, propose the replacement of their existing driveway with the same dimensions for a single-family home in a Low-Density Residential (RI) District at 1120 Eliza Street. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-1746(2)(a), minimum setback from side lot line (Ald. B. Galvin, District 4).

Moved by Barbara Dorff, seconded by Steven Schuchart to grant the variance as requested. Motion Passed.

Yes- Tommy Everman, Thomas Hoy, Steven Schuchart, Barbara Dorff, Corey Bogenschutz, No-

None, Abstain- None.

3. (Appeal 22-021) Brittney Pieper, on behalf of Neufeld Enterprises II LLC, property owner, proposes an additional freestanding sign on a parcel in the General Commercial (CI) District at 1640 W. Mason Street. The applicant requests to deviate from the following requirement in Chapter 30, Green Bay Sign Code: Section 30-36, Table 30-2, maximum number of freestanding signs (Alder M. Eck, District 11).

Moved by Barbara Dorff, seconded by Tommy Everman to move this item to the last item of the agenda as there was no one present for the item. Motion Passed.

Yes- Tommy Everman, Thomas Hoy, Steven Schuchart, Barbara Dorff, Corey Bogenschutz, No- None, Abstain- None.

Moved by Noel Halvorsen, seconded by Steven Schuchart to hold this item until the next scheduled meeting as no one was present for the meeting. Motion Passed.

Yes- Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff, No- None, Abstain- None.

4. (Appeal 22-022) John and Alicia Collegnon, property owners, propose a driveway expansion for a single-family home in a Low-Density Residential (RI) District at 1600 Walls Street. The applicants request to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-1746(2)(c), side yard setback (Ald. C. Wery, District 8).

Moved by Barbara Dorff, seconded by Steven Schuchart to deny the variance as requested. Motion Passed.

Yes- Tommy Everman, Thomas Hoy, Steven Schuchart, Barbara Dorff, Corey Bogenschutz, No- None, Abstain- Noel Halvorsen.

5. (Appeal 22-023) Trista Hobbs, on behalf of the Green Bay Police Department, property owner, proposes the installation of an 8 ft. fence around their parking lot in a Public Institutional (PI) District at 307 S. Adams Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-450(1)(b), front and corner side yard fence height, Section 44-359, vision triangle clearance, and Section 44-856, Table 44-15, setbacks (Ald. B. Johnson, District 9).

Moved by Barbara Dorff, seconded by Thomas Hoy to grant the variance as requested with the condition the variance will not transfer if there is a change of use or owner. Motion Passed. (4 to 1 - Noes: Steven Schuchart)

Yes- Tommy Everman, Noel Halvorsen, Thomas Hoy, Barbara Dorff, No- Steven Schuchart, Abstain- None.

6. (Appeal 22-024) Brian Johnson, property owner, proposes a new garage and driveway expansion for a single-family home in an Office Residential (OR) District at 516 Hubbard Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-590(c), Table 44-4, rear yard setback, and Section 44-620, Table 44-6, maximum impervious surface coverage (Ald. B. Johnson, District 9).

Moved by Noel Halvorsen, seconded by Steven Schuchart to grant the variance as requested. Motion Passed.

Yes- Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff, No- None,

Abstain- None.

7. (Appeal 22-025) John Jeanquart, on behalf of Georgia-Pacific Corporation, property owner, proposes a new paved area as part of an expansion project in a General Industry (GI) District at 1919 South Broadway. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Sections 44-1965 1-3, interior parking lot landscaping, and Section 44-1773(d), driveway width (Ald. B. Johnson, District 9).

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

Yes- Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff, No- None, Abstain- None.

8. (Appeal 22-026) Golden House Inc., on behalf of Freedom House Ministries Inc, property owner, proposes to temporarily relocate a shelter facility in the Varied-Density (R3) District at 840 N. Taylor Street. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-469(8), maximum time for temporary uses (Ald. M. Steuer, District 10).

Moved by Barbara Dorff, seconded by Thomas Hoy to grant the variance as requested with an expiration date of November 1, 2023. Motion Passed.

Yes- Tommy Everman, Thomas Hoy, Steven Schuchart, Barbara Dorff, No- None, Abstain- None.

## **F. INFORMATIONAL.**

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

A discussion was held regarding moving the Board of Appeals Meeting to a different time. It was agreed upon to move the meeting up one hour to a starting time of 4:30 PM.

2. Next meeting date: July 18, 2022.

## **G. ADJOURNMENT.**

Moved by Noel Halvorsen, seconded by Steven Schuchart to close the floor. Motion Passed.

Yes- Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff, No- None, Abstain- None.

Moved by Barbara Dorff, seconded by Thomas Hoy to adjourn. Motion Passed.

Yes- Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff, No- None, Abstain- None.