



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 18, 2022, 4:30 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 Bogenschultz

Present: Tommy Everman, Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff, Excused: Corey Bogenschultz

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? All stated no, except for Steven Schuchart, who will be abstaining from Agenda Item # 1, 401 Polaris Court.

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

Did you speak to anyone regarding the variance requests? Members did ask property owners for permission to enter onto their property.

C. APPROVAL OF THE AGENDA.

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

Moved by Barbara Dorff, seconded by Thomas Hoy to approve the 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 June 20, 2022, meeting of the Zoning & Planning Board of Appeals.

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

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

Moved by Noel Halvorsen, seconded by Thomas Hoy 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.

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 (R1) 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 Barbara Dorff, seconded by Noel Halvorsen to grant the variance as requested using the updated site plan. Motion Passed. (3-1-Noes: Tom Hoy)

Yes- Tommy Everman, Noel Halvorsen, Barbara Dorff, No- Thomas Hoy, Abstain- Steven Schuchart.

2. (Appeal 22-021) Brittney Pieper, Elevate97, on behalf of Neufeld Enterprises II LLC, property owner, proposes an additional freestanding sign on a parcel in the General Commercial (C1) 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 Steven Schuchart, seconded by Thomas Hoy to hold the item over until the next scheduled meeting as the applicant was not present for the meeting. Motion Passed.

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

The applicant arrived at the zoom meeting at 5:30 p.m., and the Agenda Item was then discussed.

Moved by Thomas Hoy, seconded by Barbara Dorff to grant the variance as requested. Motion Passed. (4-1 Noes: Steven Schuchart)

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

3. (Appeal 22-027) Alex Cropsey, on behalf of Beth Boche, property owner, proposes a deck on the rear of the property in the Low-Density Residential (R1) District at 1124 S. Monroe Avenue. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning

Code: Section 44-554, Table 44-5, side yard setback (Ald. B. Johnson, District 9)

Moved by Barbara Dorff, seconded by Noel Halvorsen to grant the variance as requested. Motion Passed.

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

4. (Appeal 22-028) Keith Verstegen, on behalf of Euro Pharma Inc, property owner, proposes an expansion of a paved area in the Light Manufacturing District in the I-43 Business Park located at 955 Challenger Drive. The applicant requests to deviate from the following requirement in Zoning Ordinance 24-01: page 45 of I-43 Business Park Protective Covenants, side yard setback (Ald. J. Hutchison, District 2).

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

Yes- Tommy Everman, Noel Halvorsen, 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.

Discussion was had between staff and Board members.

2. Next meeting date: August 15, 2022.

G. ADJOURNMENT.

Moved by Noel Halvorsen, seconded by Barbara Dorff to close the floor. Motion Passed.

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

Moved by Noel Halvorsen, seconded by Steven Schuchart to adjourn. Motion Passed.

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