



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 8, 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: Jim Hutchison, Jacob Miller, Lisa Hanson, Sidney Bremer, Ken Rovinski, Excused: Derius Daniels

Others present: Ald. Jennifer Grant, Ald. Melinda Eck

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the August 8, 2022, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Ald. Jim Hutchison to approve the agenda with the amendment that Ald. Craig Stevens, District 5, is the Alder for Agenda Items E. 9. and E. 10. Motion Passed.

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

D. APPROVAL OF MINUTES.

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

Moved by Ald. Jim Hutchison, seconded by Jacob Miller to approve the minutes. Motion Passed.

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

None.

E. REGULAR BUSINESS.

1. (ZP 22-20) Public Hearing on request to amend a Conditional Use Permit to allow an expansion of an Assisted Living Facility for 655 Woodside Road, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

Chair Lisa Hanson read into record the rules and procedures for tonight's public hearing. All public hearings have been properly posted in the Press Times.

Chair Lisa Hanson opened the floor for the Public Hearing on request to allow an expansion of an Assisted Living Facility for 655 Woodside Road, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

No participants from the public came forward to speak about this item.

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one, the Public Hearing was closed.

2. (ZP 22-20) Consideration with possible action on request to amend a Conditional Use Permit to allow an expansion of an Assisted Living Facility at 655 Woodside Road, submitted by David O'Brien, Bayland Buildings, on behalf of Senior Opportunity Fund Investment-II, LLC, property owner (Ald. J. Grant, District I).

Moved by Sidney Bremer, seconded by Ken Rovinski to approve an expansion of an Assisted Living Facility for 655 Woodside Road, submitted by David O'Brien, Bayland Buildings, subject to the following conditions:

- a. The use of this property shall be for an assisted living facility with a capacity of 38 beds. Any increases in capacity shall require an amendment to this CUP.
- b. All additions to the existing building shall substantially complement the existing exterior in materials, height, and design as determined by the Zoning Administrator.
- c. Any drive or parking areas located along Humboldt Road shall connect to the drive and parking area accessed by the existing Woodside Road driveway.
- d. This property shall comply with Varied-Density Residential (R3) Zoning district, as well as the Land Use Development Standards for Nursing Homes/Assisted Living.
- e. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

3. (ZP 22-23) Public hearing on request to establish a Planned Unit Development at the southwest corner of Janice Avenue and Florence Avenue to permit the development of multiple-family residential use, submitted by Wise Women Gathering Place, applicant, Roger J Vanderleest, property owner (Ald. M. Eck, District II).

Chair Lisa Hanson opened the floor for the Public Hearing on request to establish a Planned Unit Development at the southwest corner of Janice Avenue and Florence Avenue to permit the

development of multiple-family residential use, submitted by Wise Women Gathering Place, applicant, Roger J Vanderleest, property owner (Ald. M. Eck, District 11).

Several participants from the public came forward to speak about this item.

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one, the Public Hearing was closed.

4. (ZP 22-23) Consideration with possible action on request to establish a Planned Unit Development at the southwest corner of Janice Avenue and Florence Avenue to permit the development of multiple-family residential use, submitted by Wise Women Gathering Place, applicant and Roger J Vanderleest, property owner (Ald. M. Eck, District 11).

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

Moved by Jacob Miller, seconded by Sidney Bremer to close the floor and return to regular business. Motion Passed.

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

Moved by Sidney Bremer, seconded by Ald. Jim Hutchison to approve the request to establish a Planned Unit Development at the southwest corner of Janice Avenue and Florence Avenue to permit the development of multiple-family residential use, amending the conditions to increase the number of parking stalls to between 55 and 63. Motion Failed (2-3).

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

Moved by Ken Rovinski, seconded by Sidney Bremer to approve a Planned Unit Development at the southwest corner of Janice Avenue and Florence Avenue to permit the development of multiple-family residential use. Motion Passed.

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

5. (ZP 22-24) Public Hearing on request for a Conditional Use Permit (CUP) at 421 4th Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

Chair Lisa Hanson opened the floor for the Public Hearing on request for a Conditional Use Permit (CUP) at 421 4th Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

Several participants from the public came forward to speak about this item.

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one, the Public Hearing was closed.

6. (ZP 22-24) Consideration with possible action on request for a Conditional Use Permit (CUP) at 421 4th Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

Moved by Ken Rovinski, seconded by Jacob Miller to approve a Conditional Use Permit (CUP) at 421 4th Street to establish a single-family residential use in the Office Residential (OR) District, subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit. Motion Passed.

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

7. (ZP 22-25) Public hearing on request for a Conditional Use Permit (CUP) at 2490 Deerpath Drive to erect an accessory building in excess of height restrictions, submitted by Matthew and Stacy Thompson, property owners (Ald. C. Stevens, District 5).

Chair Lisa Hanson opened the floor for the Public Hearing on request for a Conditional Use Permit (CUP) at 2490 Deerpath Drive to erect an accessory building in excess of height restrictions, submitted by Matthew and Stacy Thompson, property owners (Ald. C. Stevens, District 5).

No participants from the public came forward to speak about this item.

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one, the Public Hearing was closed.

8. (ZP 22-25) Consideration with possible action on request for a Conditional Use Permit (CUP) at 2490 Deerpath Drive to erect an accessory building in excess of height restrictions, submitted by Matthew and Stacy Thompson, property owners (Ald. C. Stevens, District 5).

Moved by Ken Rovinski, seconded by Jacob Miller to approve a Conditional Use Permit (CUP) at 2490 Deerpath Drive to erect an accessory building in excess of height restrictions, subject to compliance with all regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval. Motion Passed.

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

9. (ZP 22-26) Public Hearing on request to authorize a Conditional Use Permit (CUP) to allow the construction of a duplex (2-family residential dwelling) in an R1 District located at 2325 Deckner Avenue, submitted by Landmark Real Estate and Development, on behalf of Sara Beernsten and Curt Allard, property owners (Ald. C. Stevens, District 5).

Chair Lisa Hanson opened the floor for the Public Hearing on request to authorize a Conditional Use Permit (CUP) to allow the construction of a duplex (2-family residential dwelling) in an R1 District located at 2325 Deckner Avenue, submitted by Landmark Real Estate and Development, on behalf of Sara Beernsten and Curt Allard, property owners (Ald. C. Stevens, District 5).

No participants from the public came forward to speak about this item.

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one, the Public Hearing was closed.

10. (ZP 22-26) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) to allow the construction of a duplex (2-family residential dwelling) in an R1 District located at 2325 Deckner Avenue, submitted by Landmark Real Estate and Development, on behalf of Sara Beernsten and Curt Allard, property owners (Ald. C. Stevens, District 5).

Moved by Sidney Bremer, seconded by Ken Rovinski to hold over the request to authorize a Conditional Use Permit (CUP) to allow the construction of a duplex (2-family residential dwelling) in an R1 District located at 2325 Deckner Avenue, so the applicant can gather additional information. Motion Passed.

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

11. (ZP 22-27) Public Hearing on request for a Conditional Use Permit (CUP) at 1308 E. Walnut Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Galvin, District 4). **PLEASE NOTE: THIS ITEM HAS BEEN PULLED BY APPLICANT.**

Chair Lisa Hanson read the request for the Public Hearing to authorize a Conditional Use Permit (CUP) at 1308 E. Walnut Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Galvin, District 4). **PLEASE NOTE: THIS ITEM HAS BEEN PULLED BY APPLICANT.**

No Public Hearing was held as the Agenda Item was pulled by the applicant.

12. (ZP 22-27) Consideration with possible action on request a Conditional Use Permit (CUP) at 1308 E. Walnut Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. Galvin, District 4). **PLEASE NOTE: THIS ITEM HAS BEEN PULLED BY APPLICANT.**

The request for a Conditional Use Permit (CUP) at 1308 E. Walnut Street to establish a single-family residential use in the Office Residential (OR) District, submitted by NeighborWorks Green Bay, applicant, Green Bay Redevelopment Authority, property owner (Ald. B. Galvin, District 4), was pulled by the applicant. No action was taken.

F. INFORMATIONAL.

1. Director's Report.

Neil Stechschulte presented the Director's Report.

2. Date of the next meeting: August 22, 2022

G. ADJOURNMENT.

Moved by Jacob Miller, seconded by Sidney Bremer to adjourn. Motion Passed.

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