



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 12, 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, Ken Rovinski, and Michael Poradek.

Present: Jacob Miller, Lisa Hanson, Sidney Bremer (Arrived at 6:05 p.m.), Derius Daniels, Michael Poradek, Jim Hutchison, Ken Rovinski

Excused:

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the September 12, 2022, meeting of the Green Bay Plan Commission.

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

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the August 8, 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, Derius Daniels, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. (PP 22-05) Consideration with possible action to update the Planning Division Fee Schedule.

Ken Rovinski stated that he will be abstaining from the discussion and vote for this item.

Moved by Jacob Miller, seconded by Michael Poradek to approve the amendments to the City fee schedule for planning and zoning items as presented. Motion Passed.

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

2. ZP (22-29) Public Hearing on request to Rezone the eastern portion of parcels 21-126-7-1, 21-127-3, 21-127-9; located at 919-1001 Auto Plaza Drive from R-1 Low-Density Residential District and C1 General Commercial to C2 Highway Commercial, submitted by Dan Mangless, Gandrud Ivan Cheverolet, Inc., owner (Ald W. Morgan, District 3).

Chair Lisa Hanson read into record the rules and procedures for tonight's public hearing. Lisa Hanson stated that all public hearings have been properly posted.

Chair Lisa Hanson opened the floor for the Public Hearing on request to Rezone the eastern portion of parcels 21-126-7-1, 21-127-3, 21-127-9; located at 919-1001 Auto Plaza Drive from R-1 Low-Density Residential District and C1 General Commercial to C2 Highway Commercial, submitted by Dan Mangless, Gandrud Ivan Cheverolet, Inc., owner (Ald B. Morgan, District 3)

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

3. ZP (22-29) Consideration with possible action on request to Rezone the eastern portion of parcels 21-126-7-1, 21-127-3, 21-127-9; located at 919-1001 Auto Plaza Drive from R-1 Low-Density Residential District and C1 General Commercial to C2 Highway Commercial, submitted by Dan Mangless, Gandrud Ivan Cheverolet, Inc., owner (Ald B. Morgan, District 3).

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, Michael Poradek, 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, Derius Daniels, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Moved by Jacob Miller, seconded by Derius Daniels to approve the request to rezone the eastern portion of parcels 21-126-7-1, 21-127-3, 21-127-9; at 919-1001 Auto Plaza Drive, from R-1 Low-Density Residential District and C1 General Commercial to C2 Highway Commercial, subject to site plan review by staff. Motion Passed.

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

4. (ZP 22-30) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a single family dwelling in an Office/Residential (OR) District at 1308 E. Walnut Street (Parcel 14-244), submitted by Sherrelle Schmidt, Freedom Enterprises, applicant. Green Bay Redevelopment

Authority, owner (Ald. B. Galvin, District 4).

Chair Lisa Hanson opened the floor for the Public Hearing on request to authorize a Conditional Use Permit (CUP) for a single family dwelling in an Office/Residential (OR) District at 1308 E. Walnut Street (Parcel 14-244), submitted by Sherrelle Schmidt, Freedom Enterprises, applicant. Green Bay Redevelopment Authority, owner (Ald. B. Galvin, District 4).

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

5. (ZP 22-30) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a single family dwelling in an Office/Residential (OR) District at 1308 E. Walnut Street (Parcel 14-244), submitted, Sherrelle Schmidt of Freedom Enterprises, applicant. Green Bay Redevelopment Authority, owner (Ald. B. Galvin, District 4).

Moved by Ken Rovinski, seconded by Sidney Bremer to approve the request to authorize a Conditional Use Permit (CUP) for a single family dwelling in an Office/Residential (OR) District at 1308 E. Walnut Street (Parcel 14-244), subject to the following conditions of the draft Conditional Use Permit (CUP) amendment:

- a. The Green Bay Redevelopment Authority approved the sale of parcel 14-244 to Sherrelle Schmidt of Freedom Enterprises for the purpose of building a single-family residence.
- b. 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, Derius Daniels, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

6. (ZP 22-28) Public Hearing on request to rezone 2560 University Avenue from Neighborhood Commercial District (NC) to the General Commercial District (CI), submitted by Brad Rymer, Mau & Associates, petitioner, on behalf of 30KFT LLC, property owner (Ald. C. Stevens, District 5).

Chair Lisa Hanson opened the floor for the Public Hearing on request to rezone 2560 University Avenue from Neighborhood Commercial District (NC) to the General Commercial District (CI), submitted by Brad Rymer, Mau & Associates, petitioner, on behalf of 30KFT LLC, property owner (Ald. C. Stevens, District 5).

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

7. (ZP 22- 28) Consideration with possible action on request to rezone 2560 University Avenue from Neighborhood Commercial District (NC) to the General Commercial District (CI), submitted by Brad Rymer, Mau & Associates, petitioner, on behalf of 30KFT LLC, property owner (Ald. C. Stevens, District 5).

Jacob Miller stated that he would be abstaining from the discussion and vote.

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to approve the request to rezone 2560 University Avenue from Neighborhood Commercial District (NC) to the General Commercial District (CI).

No vote was taken as discussion continued and the motion was amended.

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to amend the request to rezone 2560 University Avenue from Neighborhood Commercial District (NC) to the General Commercial District (CI), for parcel 21-14249-1 with the intention that parcels 21-1247-1 and 21-1249-1-3 be rezoned in the future and not contingent on this request. Motion Passed.

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

The original motion made by Ald. Jim Hutchison was rescinded. Moved by Ald. Jim Hutchison, seconded by Michael Poradek to approve the amended request to rezone 2560 University Avenue from Neighborhood Commercial District (NC) to the General Commercial District (CI). Motion passed. Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- Jacob Miller.

8. (SV 22-01) Consideration with possible action on a request to vacate streets of East Shore Drive: Kalick Street, Kentucky Avenue, Raphael Street, Florida Avenue, California Avenue, Minnesota Avenue, and Wisconsin Avenue. Submitted by the City of Green Bay. (Ald. S. Campbell, District 6)

Moved by Ken Rovinski, seconded by Sidney Bremer to approve the request to vacate streets of East Shore Drive: Kalick Street, Kentucky Avenue, Raphael Street, Florida Avenue, California Avenue, Minnesota Avenue, and Wisconsin Avenue. Motion Passed.

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

Ald. Jim Hutchison left the meeting at 7:32 p.m.

F. INFORMATIONAL.

1. Director's Report.

Cheryl Renier-Wigg presented the Director's Report. She announced this was Madison's Smith's last Plan Commission Meeting as she is headed to a new adventure.

2. Annual Update on Land Divisions

Madison Smith presented the Annual Update on Land Division.

3. Date of the next meeting: September 26, 2022

G. ADJOURNMENT.

Moved by Ken Rovinski, by Commissioner Jacob Miller to adjourn. Motion Passed.

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