



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

**MONDAY, SEPTEMBER 19, 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 Bogenschutz

Present: Tommy Everman (arrived at 5:09 p.m.), Noel Halvorsen, Thomas Hoy, Steven Schuchart, Barbara Dorff

Excused: Corey Bogenschutz

Others Present: Ald. Bill Morgan, Ald. Melinda Eck, Ald. Mark Steuer

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?

Vice Chair Noel Halvorsen asked the following questions:

Does anyone need to abstain from voting? Steven Schuchart stated he would be abstaining from Agenda Item 3 for Forest Glen Drive. All others stated no.

Was anyone out to see any of the properties? Thomas Hoy stated he went to properties located on Amy Street, St. Anthony Drive, Fiesta Lane, and Crest Lane. Barbara Dorff stated she went to all the properties.

Did you speak to anyone regarding these variance requests? Tom Hoy stated he spoke to someone on St Anthony Drive. He informed them he was a Board Member of the Board of Appeals.

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

I. Approval of the Agenda for the September 19, 2022, meeting of the Zoning & Planning Board of Appeals.

Moved by Barbara Dorff, seconded by Thomas Hoy to approve the agenda. Motion Passed.

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

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

I. Approval of the minutes from the August 15, 2022, meeting of the Zoning & Planning Board of Appeals.

Moved by Steven Schuchart, seconded by Barbara Dorff to approve the minutes. Motion Passed.

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

## **E. REGULAR BUSINESS.**

I. (Appeal 22-30) Luz M Maciel Velaquez, property owner, proposes the addition of a second driveway to the front of a single-family home in a Low-Density Residential (RI) District at 1722 Amy Street. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-1746 (1), number of driveways and Section 44-1746 (b), off-street parking location (Ald. B. Morgan, District 3).

Thomas Hoy suggested amending the agenda to take the agenda items in the following order: Agenda Item 1, 5, 3, 2 and 4 as there are Alders present.

Moved by Barbara Dorff, seconded by Steven Schuchart to amend the order of the agenda as proposed. Motion Passed.

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

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

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

Moved by Barbara Dorff, seconded by Steven Schuchart to hold the request for 90 days to allow the homeowner to come back with an alternate solution. Motion Passed. (3-1)

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

2. (Appeal 22-31) Robert J. Kendall Jr, applicant, on behalf of Ingeborg V. Kendall, property owner, proposes the addition of a carport in the front of a single-family home in a Low-Density Residential (RI) District at 2871 St. Anthony Drive. The applicant requests to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-590 Table 44-4, placement of an accessory building in the front yard setback. (Ald. S. Campbell, District 6).

Applicants were not present at the meeting.

Moved by Noel Halvorsen, seconded by Thomas Hoy to hold over the request until the next scheduled meeting. Motion Passed.

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

3. (Appeal 22-32) Troy Murphy, property owner, proposes improvements to a non-conforming driveway in the front of a single-family home in a Low-Density Residential (RI) District at 1683 Forest Glen Drive. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-1746 (2) c. driveway side-yard setback, Section 44-1746 (3) (e) side-loaded driveway width and Section 44-1746 (3) f. 2. Inside edge of arc of driveway shall be at least 15 feet from right of way (Ald. M. Eck, District 11).

Steven Schushart will be abstaining from this item.

Moved by Noel Halvorsen, seconded by Thomas Hoy to grant the variance as requested. Motion Passed.

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

4. (Appeal 22-33) Jose Aguilar of Titledown Construction LLC, applicant, on behalf of Juan Antonio Soto Vera, property owner, has installed passable concrete in the taper triangle and driveway encroaching into the side yard setback at a single-family home in a Low-Density (RI) District at 1681 Fiesta Lane. The applicant requests to deviate from the following requirements in Chapter 44, Green Bay Zoning Code: Section 44-1746 (b.) side setback for detached garages and Section 44-1746(3) taper triangle requirements (Ald. B. Galvin, District 4).

Moved by Steven Schuchart, seconded by Tommy Everman to deny the variance as requested. Motion Passed. (3-2)

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

5. (Appeal 22-34) Roy and Mary Johnson, property owners, have installed a driveway encroaching into the side yard setback in the front of a single-family home in a Low-Density (RI) District at 2454 Crest Lane. The applicants request to deviate from the following requirement in Chapter 44, Green Bay Zoning Code: Section 44-1746 (c.) side setback for attached garages (Ald. B. Morgan, District 3).

The applicants were unable to join the Zoom meeting. This will be discussed after the discussion of Agenda Item #3.

The applicants were able to join the meeting and their item was discussed.

Moved by Barbara Dorff, seconded by Tommy Everman to hold the variance request up to 9 months. 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.

A discussion was had regarding procedural items relating to the Board of Appeals.

2. Next meeting date: October 17, 2022.

### **G. ADJOURNMENT.**

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.