



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, OCTOBER 10, 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: Jim Hutchison, Jacob Miller, Lisa Hanson, Derius Daniels, Michael Poradek, Ken Rovinski

Excused: Sidney Bremer

Others Present - Lindsay Mather

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 10, 2022, meeting of the Green Bay Plan Commission.

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski 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 September 12, 2022, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Michael Poradek 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. Communication from Council: Review for possible modifications to Sec. 44-1580. - Residential uses, (j) Short-term rentals (STRs)- Ald. Wery, District 8.

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to refer to staff the request from Ald. Chris Wery, District 8, regarding possible modifications to Section 44-1580, Residential uses (j) Short-term Rentals. Motion Passed.

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

2. (ZP 22-33) Public Hearing on request to rezone properties located in the 2500 Block of University Avenue (parcels 21-1247-1 & 21-1249-1-3) from Neighborhood Commercial (NC) to General Commercial (C1) and rezone portions of parcel 21-301 from NC to Varied-Density Residential (R3), submitted by Community and Economic Development, on behalf of RTH LLC, Meyer Family Investment Corp, and UHAGB LLC, property owners (Ald. Steve Campbell, District 5).

Chair Lisa Hanson read into record the rules and procedures for tonight's public hearing. This public hearing has been properly posted in the Green Bay Press Times.

Chair Lisa Hanson opened the floor for the Public Hearing on request to rezone properties located in the 2500 Block of University Avenue (parcels 21-1247-1 & 21-1249-1-3) from Neighborhood Commercial (NC) to General Commercial (C1) and rezone portions of parcel 21-301 from NC to Varied-Density Residential (R3), submitted by Community and Economic Development, on behalf of RTH LLC, Meyer Family Investment Corp, and UHAGB LLC, property owners (Ald. Steve Campbell, District 5).

Staff was the only speaker for 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.

3. (ZP 22-33) Consideration with possible action on request to rezone properties located in the 2500 Block of University Avenue (parcels 21-1247-1 & 21-1249-1-3) from Neighborhood Commercial (NC) to General Commercial (C1) and rezone portions of parcel 21-301 from NC to Varied-Density Residential (R3), submitted by Community and Economic Development, on behalf of RTH LLC, Meyer Family Investment Corp, and UHAGB LLC, property owners (Ald. S. Campbell, District 5).

Moved by Ken Rovinski, seconded by Jacob Miller to approve the request to rezone properties in the 2500 Block of University Avenue (parcels 21-1247-1 & 21-1249-1-3) from Neighborhood Commercial (NC) to General Commercial (C1) and rezone portions of parcel 21-301 from NC to Varied-Density Residential (R3). Motion Passed.

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

4. (ZP 22-34) Public Hearing on request to rezone the property located at 727 N. Webster Avenue from Varied-Density Residential (R3) to Public Institutional (PI), submitted by Community and Economic Development, on behalf of the Redevelopment Authority, property owners (Ald. R. Scannell, District 7).

Chair Lisa Hanson opened the floor for the Public Hearing on request to rezone property located at 727 N. Webster Avenue from Varied-Density Residential (R3) to Public Institutional (PI), submitted by Community and Economic Development, on behalf of the Redevelopment Authority, property owners (Ald. R. Scannell, District 7).

Staff was the only speaker for 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.

5. (ZP 22-34) Consideration with possible action on request to rezone the property located at 727 N. Webster Avenue from Varied-Density Residential (R3) to Public Institutional (PI), submitted by Community and Economic Development, on behalf of the Redevelopment Authority, property owners (Ald. R. Scannell, District 7).

Moved by Ken Rovinski, seconded by Michael Poradek to approve the request to rezone property located at 727 N. Webster Avenue from Varied-Density Residential (R3) to Public Institutional (PI). Motion Passed.

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

6. (ED 22-02) Consideration with possible action on request to discontinue a utility easement between Robert Lane and Challenger Drive from Beth Drive to Jauquet Drive, submitted by City of Green Bay Department of Public Works, petitioner, multiple property owners.

Moved by Ken Rovinski, seconded by Derius Daniels to approve the request to discontinue a utility easement between Robert Lane and Challenger Drive from Beth Drive to Jauquet Drive. Motion Passed.

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

7. (TA 22-01) Public Hearing on request to create a text amendment to Chapter 33, Article XIII, Divisions I-I I, Floodplain Overlay District Ordinance, Sections 44-1041 to 1368, Green Bay Municipal Code, submitted by Community and Economic Development.

Chair Lisa Hanson opened the floor for the Public Hearing on request to create a text amendment to Chapter 33, Article XIII, Divisions I-I I, Floodplain Overlay District Ordinance, Sections 44-1041 to 1368, Green Bay Municipal Code, submitted by Community and Economic Development.

Staff was the only speaker for 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. (TA 22-01) Consideration with possible action on request to create a text amendment to Chapter 33, Article XIII, Divisions I-I I, Floodplain Overlay District Ordinance, Sections 44-1041 to 1368, Green Bay Municipal Code, submitted by Community and Economic Development.

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve a text amendment to Chapter 33, Article XIII, Divisions I-I I, Floodplain Overlay District Ordinance, Sections 44-1041 to 1368, as proposed by staff and adding the following language:

a. Section 44-1343 to 44-1368. Reserved. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Michael Poradek, No-

None, Abstain- None.

9. (TA 22-02) Public Hearing on request to amend text within Chapter 44, Article XIX, Division 5 – Landscaping, Sections 44-1964 to 1969, Green Bay Municipal Code.

Chair Lisa Hanson opened the floor for the Public Hearing on request to amend text within Chapter 44, Article XIX, Division 5 – Landscaping, Sections 44-1964 to 1969, Green Bay Municipal Code.

Staff was the only speaker for 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. (TA 22-02) Consideration with possible action to amend text within Chapter 44, Article XIX, Division 5 – Landscaping, Sections 44-1964 to 1969, Green Bay Municipal Code.

Moved by Ken Rovinski, seconded by Michael Poradek to amend text within Chapter 44, Article XIX, Division 5 – Landscaping, Sections 44-1964 to 1969, Green Bay Municipal Code. Motion Passed.

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

F. INFORMATIONAL.

1. Director's Report.

Neil Stechschulte presented the Director's Report.

2. Date of the next meeting: October 24, 2022

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Michael Poradek to adjourn. Motion Passed.

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