



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 23, 2023, 6:00 PM

**In person at City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available 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, Sidney Bremer, Michael Poradek, Ken Rovinski

Excused: Lisa Hanson, Derius Daniels

Others Present: Ald. Melinda Eck

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 23, 2023, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Michael Poradek to approve the agenda. Motion Passed.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the January 9, 2023, meeting of the Green Bay Plan Commission.

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to approve the minutes. Motion Passed.

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

E. REGULAR BUSINESS.

1. (ZP 22-31) Consideration with possible action on request to establish a Planned Unit Development at 216 S. Military Avenue to permit the development of multiple-family residential use, submitted by Gorman & Co., applicant, Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).

Moved by Michael Poradek, seconded by Ken Rovinski to open the floor. Motion Passed.

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

Speaker(s)

Jon LeRoy - Staff Member

Gary Pond - Finch Lane

Brian Rouse - 225 S. Military Ave

Leah Weycker - MA Business District

Jill Rouse - 225 S. Military

Adam Kersten - 1600 Shawano Ave

Neil Stechschulte - Staff Member

Ald. Melinda Eck, District 11

Moved by Michael Poradek, seconded by Sidney Bremer to close the floor. Motion Passed.

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

Moved by Ald. Jim Hutchison, to approve the request to establish a Planned Unit Development at 216 S. Military Avenue to permit the development of multi-family residential use. Motion Failed. The vote failed as there was no second to the motion to approve.

Yes- None, No- None, Abstain- None.

Moved by Michael Poradek, seconded by Ken Rovinski to deny the request to establish a Planned Unit Development at 216 S. Military Avenue to permit the development of multi-family residential use. Motion Passed.

Yes- Sidney Bremer, Ken Rovinski, Michael Poradek, No- Jacob Miller, Jim Hutchison, Abstain- None. (3-2)

2. (ZP 22-41) Consideration with possible action on request to amend a Planned Unit Development at 216 S. Military Avenue to amend the boundaries of the PUD, submitted by Mau & Associates, applicant, on behalf of Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).

A motion was made and seconded to table, but was quickly removed so the floor could be opened for public comments.

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to open the floor. Motion Passed.

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

Speaker(s)

Jon LeRoy - Staff Member

Ald. Melinda Eck - District 11

Brian Rouse - 225 S Military Avenue

Ted Matkom - 200 N. Main Street, Oregon, WI

Gary Pond - 1474 Finch

David Buck - Staff Member

Leah Weycker - Military Avenue District District

David Martin - 320 S. Military

Moved by Ken Rovinski, seconded by Michael Poradek to close the floor. Motion Passed.

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

Moved by Sidney Bremer, seconded by Michael Poradek to table indefinitely the request to amend a Planned Unit Development at 216 S. Military Avenue to amend the boundaries of the PUD. Motion Passed.

Yes- Sidney Bremer, Ken Rovinski, Michael Poradek, No- Jacob Miller, Jim Hutchison, Abstain- None. (3-2)

3. (ZP 23-01) Public hearing on a request for a Conditional Use Permit (CUP) at 1950 Radisson Street to allow a hobbyist shop for major vehicle repair in a Business Park (BP) district, submitted by Ben DeLeon; Sinclair Properties LLC, property owner (Ald. Campbell, District 6).

Vice-Chair Jake Miller read into record the rules and procedures for tonight's public hearing. This public hearing has been properly posted.

Vice-Chair Jake Miller opened the floor for the Public Hearing on request for a Conditional Use Permit (CUP) at 1950 Radisson Street to allow a hobbyist shop for major vehicle repair in a Business Park (BP) district, submitted by Ben DeLeon; Sinclair Properties LLC, property owner (Ald. Campbell, District 6)

Speaker(s)

Jon LeRoy - Staff Member

Vice-Chair Jake Miller 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. Staff was the only speaker for this item.

4. (ZP 23-01) Consideration with possible action on the request for a Conditional Use Permit (CUP) at 1950 Radisson Street to allow a hobbyist shop for a major vehicle repair in a Business Park (BP) district, submitted by Ben DeLeon; Sinclair Properties LLC, Property Owner (Ald. Campbell, District 6).

Speaker(s)

Jon LeRoy

David Buck

Moved by Ken Rovinski, seconded by Michael Poradek to approve the request for a Conditional Use Permit (CUP) at 1950 Radisson Street to allow a hobbyist shop for a major vehicle repair in a Business Park (BP) district, subject to the following conditions:

- 1) All repair work must be performed indoors, within the garage.
- 2) Any vehicle on the property which will be, is, or has been repaired must be kept indoors until

the time the vehicle leaves the property.

3) No outdoor storage of any kind is allowed for activity related to major vehicle repair.

4) A maximum of two vehicles may be in repair at any given time.

5) Both parcels, 21-1183-16 and 21-1183-15, must be combined into a single parcel.

Motion Passed.

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

5. (VR 23-01) Consideration with possible action on request for a subdivision variance at 1095 Langlade Avenue (Parcel # 1-1393-A), submitted by TNT Professional Land Surveyors, Inc. on behalf of Donald and Wendy Hoeft Living Trust of 2013, property owners (Ald. Wery, District 8).

Speaker(s)

David Buck

Moved by Michael Poradek, seconded by Ken Rovinski to approve on request for a subdivision variance at 1095 Langlade Avenue (Parcel # 1-1393-A). Motion Passed.

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

F. INFORMATIONAL.

1. Director's Report.

David Buck presented items for a future meeting and gave a brief update on current projects.

2. Date of next meeting: February 27, 2023

G. ADJOURNMENT.

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

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