



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, MAY 22, 2023, 6:00 PM
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: Lisa Hanson, Jim Hutchison, Sidney Bremer, Derius Daniels, Jacob Miller, Michael Poradek, and Ken Rovinski

Excused: None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the May 22, 2023, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Michael Poradek to approve the agenda. Motion Passed.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the May 8, 2023, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Derius Daniels to approve the minutes. Motion Passed.

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

E. REGULAR BUSINESS.

1. (ZP 23-15) Public Hearing on a request for Conditional Use Permit for a covered porch exceeding the front yard setback in a Low-Density Residential District (R-1) at 1500 Grignon Street, submitted by Rafael Santos, property owner. (Ald. B. Galvin, District 4)

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

Chair Lisa Hanson opened the floor for the Public Hearing.

Speakers:

Dena Mooney

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 23-15) Consideration with possible action on a request for Conditional Use Permit for a covered porch exceeding the front yard setback in a Low-Density Residential District (R-1) at 1500 Grignon Street, submitted by Rafael Santos, property owner. (Ald. B. Galvin, District 4)

Moved by Jacob Miller, seconded by Sidney Bremer to allow a Conditional Use Permit for a covered porch exceeding the front yard setback in a Low-Density Residential District at 1500 Grignon Street. Motion Passed.

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

Speakers:

Dena Mooney

3. (CPA 23-04) Public hearing on the request to amend the City's Comprehensive Plan for the property located at 2132 Deckner Ave (#21-2284-2) from a split of Low Density Residential and Other Semi-Public or Semi-Public to Other Semi-Public or Semi-Public, submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)

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

Chair Lisa Hanson opened the floor for the Public Hearing.

Speakers:

David Buck

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. (CPA 23-04) Consideration with possible action on a request to amend the City's Comprehensive Plan for the property located at 2132 Deckner Ave (#21-2284-2) from a split of Low Density Residential and Other Semi-Public or Semi-Public to Other Semi-Public or Semi-Public, submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)

Moved by Ken Rovinski, seconded by Michael Poradek to amend the City's Comprehensive Plan for the property located at 2132 Deckner Ave (#21-2284-2) from a split of Low Density Residential and Other Semi-Public or Semi-Public to Other Semi-Public or Semi-Public. Motion Passed.

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

Speakers:

David Buck

5. (ZP 23-16) Public hearing on the request to rezone part of the property located at 2132 Deckner Ave (#21-2284-2) from Varied-Density Residential (R3) to Public Institutional (PI), submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)

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

Chair Lisa Hanson opened the floor for the Public Hearing.

Speakers:

David Buck

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 23-16) Consideration with possible action on a request to rezone part of the property located at 2132 Deckner Ave (#21-2284-2) from Varied-Density Residential (R3) to Public Institutional (PI), submitted by Green Bay Area Public Schools, on behalf of Atonement Lutheran Church, property owner. (Ald. C. Stevens, District 5)

Moved by Sidney Bremer, seconded by Ken Rovinski to allow them to rezone part of the property located at 2132 Deckner Ave (#21-2284-2) from Varied-Density Residential to Public Institutional. Motion Passed.

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

Speakers:

David Buck

F. INFORMATIONAL.

1. Director's Report.

Lisa Hanson provided the Director's Report.

2. Date of next meeting: June 12, 2023

G. ADJOURNMENT.

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

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

VERBATIM MINUTES

- Whatever we.

- Hold on one second.

- Plus you're on the record.

- Okay, go.

- All right.

- Go for it.

- [Chair] Good evening and welcome to the Monday, May 22nd meeting of the Greene Bay Plan Commission. We'll start with the roll call. Chair, Lisa Hansen, present.

- [Chair] Vice Chair Jacob Miller.

- Present.

- [Chair] Alder Jim Hutchinson.

- Present.

- [Chair] Commissioner Sidney Bremer.

- Present.

- [Chair] Commissioner Derius Daniels.

- Present.

- [Chair] Commissioner Ken Rovinski.

- Present.

- [Chair] And Commissioner Michael Poradek.

- Present.

- [Chair] Moving on to the approval of the agenda. Approval of the agenda for the May 22nd, 2023 meeting of the Green Bay Plan Commission.

- [Rovinsky] So moved.
- [Poradek] Second.
- [Chair] Motion by Commissioner Rovinsky. A second by Commissioner Poradek. All those in favor?
- [Board] Aye.
- [Chair] Any opposed? Moving on to the approval of the minutes. Approval of the minutes from the May 8th, 2023 meeting of the Green Bay Plan Commission.
- [Bremer] Move approval.
- [Daniels] Second.
- [Chair] Motion by Commissioner Bremer. Second by Commissioner Daniels. All those in favor?
- [Board] Aye.
- [Hutchison] Aye.
- [Chair] Any opposed? All right. And then moving on to regular business
- Can I can just interject quick.
- [Chair] Sure.
- So you see a new face at the table today. It's Megan Honey. She and, not old face, for her Jessica .
- Dig you out of that one.
- Right, I know. I'll get slapped later.
- So Megan is relatively new, couple weeks.
- [Megan] Two weeks.
- To the department and she's gonna be taking over a lot of Jess's former duties. So you'll be seeing much more of her.
- Nice.
- [Board] Welcome, welcome.
- Sorry to interrupt you.
- [Chair] No, you're fine, you're fine. Alright, so moving on to regular business. We are starting with a public hearing and this public hearing has been properly posted and public notification has been

published in the Press Times. The Plan Commission is interested in hearing public comments on the subject agenda items. We invite your comments and ask that after your name has been called you state your address, whether you represent a group or association, whether you favor, oppose or only providing information in this matter and your comments or concerns. We also ask that you confine your testimony to facts related to the proposal at hand and avoid repetitive testimony. City staff will provide a presentation during the public hearing and questions raised by the public may be asked, but they will not be answered by a staff until the upcoming actionable item. You must be recognized by the Plan Commission in order to speak and please address your comments to the Chair. Comments will be limited to three minutes. We will now open the public hearing on item number one. Public hearing on a request for a conditional use permit for a covered porch exceeding the front yard setback in a low density residential district at 1500 Grignon Street submitted by Raphael Santos, property owner.

- [Staff] Yes. thank you. So this request is to place a covered front porch. It does extend into the front yard setback and that is the reason for the conditional use permit. It would only extend a foot and a half into that front yard setback. The house is currently at 29 feet. The lot averaging in that street is 25 and a half feet. So that would put the front porch into that one and a half feet over. The property itself is single family residential. Around it is generally single family as well with some two family close by actually right next to it. So this is the property here on the screen and then it's bordered to the south by the Village of Allouez. And then it does have a, actually I think it's like two, yeah these are two unit structures here. And then I think there's a two unit across the street. But otherwise it's generally single family residential. The future land use is residential. The zoning is low density residential as well. And here is a picture, an old picture of what the home looks like from Google Street view. And then the applicant is doing a lot of work to the property, which included removing that garage and then he's doing some, an addition to the back and then the garage would go in the rear. But what we're looking at is the front porch. So you can kind of get a sense of what's happening there. And then here's kind of looking towards the river, looking east, you can kind of see the different setbacks of the homes. And then this picture here on the right, again you can kind of see what the setbacks are nearby. This shows where the, you know, the covered porch would go. This is showing a 25 foot setback but when it was measured it, that's not actually accurate. It would be the 24 feet is where it would be at instead. And just drawings. And then here is a rendering of what it looks like currently and what it would look like with that front porch. Oops. And then another view looking east.

- [Chair] All right, now with the public hearing, we're looking to hear from parties that are wishing to speak. Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the corresponding actionable item. Item number two, consideration with possible action on a request for conditional use permit for a covered porch exceeding the front yard setback in a low density residential district at 1500 Grignon Street submitted by Rafael Santos, property owner.

- [Staff] Thank you. So staff believes that the extension of the covered front porch extending one and a half feet into the front yard setback is acceptable and meets the standards for a CUP approval. We do have two conditions to place on it which is approval of a site plan and then compliance with all other municipal code recommendation or municipal code requirements.

- [Chair] Okay. Any discussion or questions for staff?

- [Miller] I'll start with a question. So in the report, let's see that'd be the second paragraph of the report. So we're citing that the setback is approved with conditional permit section, whatever. So basically we're saying this needs to come through for a conditional use permit but I'm having a hard time understanding why and it seems like a pretty open and shut. And I know we don't see as often but maybe something to consider if we could find a way to just get it in site review versus making people come through the meeting process unless there's a real reason that we're not considering.

- Well I can tell you the history of why we do this. There's a couple weird conditional use permits that you see like heights of garage and size of old buildings and locations for front porches. Primarily, I think that was switched with when it was switched over, why they made into CUPs because the proving of a hardship was incredibly difficult and so you couldn't get it. But CUP allowed for neighbors to be notified and be able to give some input. I believe that's why they've become CUPs. If we set it at, it's at 25 now. If we set it at 24, I can somebody 23. So I think that is the purpose.

- Sure, I'm just wondering like through a variance or something maybe would be more appropriate. We don't see a ton of these. First one I can remember on a long time. So maybe it isn't that common.

- It's .

- [Staff] Not in the case of the front porch anyway.

- I think it's years ago.

- [Miller] Not that my groaning is done, I move for approval.

- [Brenner] Second.

- [Chair] Motion by Vice Chair Miller, second by Commissioner Bremer. Any further discussion? All right and now we'll go ahead with our votes. All those in favor?

- [Board] Aye.

- [Chair] Any opposed? And then when is the next city council, June?

- [Staff] June 12th I believe.

- [Chair] Okay.

- [Staff] Oh, it's the 12th so it's June.

- [Chair] I know, right? No, June 12th is our next meeting. I was gonna say I think would've been -

- June 2nd.

- Yeah.

- June 2nd.

- Okay. All right. I knew it was June. It just wasn't in May. All right, so June 2nd that we forward to city council.

- [Chair] No, it can't be.

- No, June 6th.

- [Chair] Made me a liar. Oh yeah, June 6th. My birthday's the seventh, which is Wednesday.

- Mine too, yay. The sixth is going. I was gonna ask, I realized that the meeting was recorded. I was gonna ask what year but then I'm like, oh.

- I don't care if it gets out there.

- [Chair] Alright, then moving on to item number three, which is a public hearing. And again, this public hearing has been properly posted and public notification has been published in the Press Times. And we're looking to hear public comments on the subject agenda items. We just ask that you state your name, address whether you represent a group or association and whether you favor or oppose or providing information. Only now will open the public hearing on item number three, public hearings on the request to amend the city's comprehensive plan for the property located at 2132 Deckner Avenue from a split of low density residential and other semi-public or semi-public to other semi-public or semi-public. Submitted by Green Bay Area public Schools on behalf of Atonement Lutheran Church as owner.

- [Staff] Thank you Madam Hanson. If you go ahead and slide up please. Okay, so this is on the east side of the city. Deckner and Dans are two major intersections there. And it is basically around Preble High School, that area. So you can see the subject property is outlined in red and that is Atonement Lutheran Church directly to the south as the playing field and track for Preble High School to the east is Preble High School itself to the north is office, I believe. Medical office, I think that's the Blood center. I can't remember what it's called.

- Yes, it's across, the blood center is across the street.

- [Staff] Yes.

- the medical office.

- [Staff] Yeah these are to the north. And then to the west are multi-family homes. Zoom up to the next one. Well, I guess, and you can see it on here as well. What you see in the hashed out purple is the subject property area. So the future land use is really kind of messy here. Where Atonement Lutheran is, is public, semi-public. Their southern half where their parking lot is is designated for residential use. And then to the south is park which is their playing fields. And to the east is the school, which is the other public. or semi-public. Zoom up to the next one. Zoning is a little bit different. The church is zoned R-3 varied density residential. And then the school and the grounds are public institution zoning. All right, here's sort of a picture. So you can kind of see the interplay between the church and the school is primarily their parking lot. And if you look in that square, it is relatively accurate. The school has actually already started developing for a long time onto the

church's property with basically right now a walkway. And when you look at the sort of the shots these are just Google shots, but that event I believe was a school event were over there. So they've been kind of having this relationship with Atonement where they've been kinda using that green space of the parking lot. Click to the next one. The school district as part of their remodeling, a lot of schools are upgrading their entire sports complex. So they're adding a bunch of different things in there. And if you see the circled area up at the top with the reconfiguration, there is no room for the triple jump and long jump any longer on the Preble site. Preble is really tight urban school and there's really no place for them to expand. To be competitive athletically they needed to upgrade their facilities. So they talked with Atonement. Atonement said, "Sure we'll sell you the property." The problem is the comp plan recommends different things which is what this item supports and the zoning is different. So to be able to combine the lots the zoning has to be the same. To get the zoning, the same comp plan has to change. So there are 10 criteria in the code that you look at when you're looking at comp plan changes. I won't go over them all, but staff feels that this request would meet all of those 10 standards. And the area itself is just under 10,000 square feet. Does not make Atonement nonconforming whatsoever. They still have plenty of setback. And their land use designation in the comp plan is not changing from residential. It may come back in the future, but at this point if they don't need the parking, they may wanna rezone it to residential. So kind of leaving it as is right now. And sort of the history with that is churches, schools used to always be in the residential districts before we had a public district. So you'll see these all we know you've seen them come through periodically as cleanups. The comprehensive plan public participation was followed. We notified Alder Stevens, Old Preble Neighborhood Association and all the neighbors within a little over 200 feet. We received one question of what was going there. And that's .

- [Chair] Okay, great. And that's public hearing, yep. So with this public hearing looking to hear from anyone who would wish to speak. Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the corresponding actual item. Item number four, consideration with possible action on a request to amend the city's comprehensive plan for the property located at 2132 Deckner Avenue from a split of low density residential and other semi-public or semi-public to other semi-public or semi-public submitted by Green Bay Area Public Schools on behalf of Attonment Lutheran Church, property owner.

- [Staff] Thank you. And I, I won't add anything else except that yeah, this will allow that expansion. And the zoning is the next item. Last item on the agenda. Staff is recommending approval to request to amend the comp plan from the split of low density residential and public, semi-public to public, semi.

- [Chair] Thank you very much. Any questions for staff or further discussion?

- [Rovinski] Motion to approve.

- [Poradek] Second.

- [Chair] Motion by Commissioner Rovinsk. Second by Commissioner Poradek. Any further discussion? All right, go ahead with the vote. All those in favor?

- [Board] Aye.

- [Chair] Any opposed? All right. And then that will move forward then to City Council for June 6th. Moving on to item number five, which is a public hearing. And this public hearing has been properly posted in public notification, has been published in the Press Times. The Plan Commission's interested in hearing public comments on the subject agenda items. We invite your comments and concerns and ask that after your name has been called you state your address, whether you represent a group or association and whether you favor or oppose or only providing information in this matter. We will now open the public hearing on item number five. Public hearing on the request to rezone part of the property located at 2132 Deckner Avenue. From varied density residential to public institutional submitted by Green Bay Area Public Schools on behalf of Atonement Lutheran Church, property owner.

- [Staff] Thank you, Chair. This is very similar to the last item. It's the same area. The only real difference is is your criteria that you follow. So again, the inconsistencies in the zoning does not allow the detachment and attachment to the next property. Yep, all the same items.

- Okay.

- [Staff] We notified the neighbors within 200 feet, the neighbor association of alder and had them on one inquiry.

- [Chair] Thank you very much. Now we're looking to hear from anyone who's wishing to speak on this item. Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the corresponding actionable item. Item number six. Consideration with possible action on a request to rezone part of the property located at 2132 Deckner Avenue from varied density residential to public institutional submitted by Green Bay Area Public Schools on behalf of Atonement Lutheran Church, property owner.

- [Staff] Staff is recommending approval as requested and they will go through council at the same time. So we'll hold the zoning one council meeting so the comp plan council go at the same time. Comp plan will be approved first.

- [Chair] So this won't show up on June 6th?

- [Staff] It'll show up on June 6th, but then it'll skip one.

- [Chair] Okay. Any questions for staff or further discussion?

- [Bremer] Even benefits outdoor recreation. I say let's go for it. I move approval.

- [Rovinski] Second.

- A motion by Commissioner Bremer, second by Commissioner Rovinski. Any further discussion? Hearing none, we'll go ahead with the voice vote. All those in favor?

- [Board] Aye.

- Any opposed? All right. Moving on to informational. Director's report.

- Director is not here.
- Don't see a director, yeah.
- I'm trying to think of what you had on the last agenda. The short-term rental. They waved a second reading. That was approved. What did we have on the last agenda?
- There was a building height
- That was also approved.
- Is running code stuff or is this an old buildings?
- That's okay.
- Well.
- Yeah.
- Neil will give you a good report the next time.
- Next time, that's fine. That's alright. And the date of that next meeting is June 12th, 2023.
- [Poradek] Motion to adjourn.
- [Miller] Second.
- [Chair] Motion by Commissioner Poradek. Second by Vice Chair Miller. All those in favor.
- [Board] Aye.
- [Chair] Any opposed? All right, good night guys.
- We got the draft in building your hotel.
- I know. I'm like recording. Is the recording off?