



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 11, 2023, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

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: Sidney Bremer, Jim Hutchison, Lisa Hanson, Jacob Miller, Ken Rovinski, Michael Poradek, Derius Daniels

Excused: None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the September 11, 2023, meeting of the Green Bay Plan Commission.

Moved by Michael Poradek, seconded by Sidney Bremer 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 August 14, 2023, meeting of the Green Bay Plan Commission.

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski 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 23-33) Public Hearing on a request for a Conditional Use Permit Amendment at 1809-1817 Deckner Avenue for the purpose of expanding a community living arrangement use serving 9 or more persons within an Office-Residential District (OR), submitted by Paula Jolly of the Mandolin Foundation; Old No. 5 LLC, property owner. (Ald. Stevens, District 5).

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

Chair Lisa Hanson opened the floor for the public hearing.

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 23-33) Consideration with possible action a request for a Conditional Use Permit Amendment at 1809-1817 Deckner Avenue for the purpose of expanding a community living arrangement use serving 9 or more persons within an Office-Residential District (OR), submitted by Paula Jolly of the Mandolin Foundation; Old No. 5 LLC, property owner. (Ald. Stevens, District 5)

Moved by Ken Rovinski, seconded by Michael Poradek to approve the request for a Conditional Use Permit Amendment at 1809-1817 Deckner Avenue for the purpose of expanding a community living arrangement serving 9 or more persons within an Office-Residential District (OR). Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, Michael Poradek.

No- None Abstain- None.

3. (ZP 23-34) Public Hearing on a request for a Conditional Use Permit to allow a tavern, bar use within the Special Purpose-Residential Light Industrial District (S-RLI) at 1234 State Street, submitted by Tony Batcher of Triske J R LLC, property owner and applicant. (Ald. Johnson, District 9)

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

Chair Lisa Hanson opened the floor for the public hearing.

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. (ZP 23-34) Consideration with possible action a request for a Conditional Use Permit to allow a tavern, bar use within the Special Purpose-Residential Light Industrial District (S-RLI) at 1234 State Street, submitted by Tony Batcher of Triske J R LLC, property owner and applicant. (Ald. Johnson, District 9).

Moved by Commissioner Sidney Bremer, seconded by Michael Poradek 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 Ken Rovinski, seconded by Michael Poradek to close 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 Commissioner Sidney Bremer, seconded by Michael Poradek to approve a Conditional Use Permit to allow a tavern and bar use within the Special Purpose-Residential Light Industrial District (S-RLI) at 1234 State Street. Motion Passed.

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

Speakers:

Tony Batcher- 1234 State St.

5. (SV 23-03) Consideration with possible action on a request to vacate 3rd Street east of S. Broadway, submitted by the Department of Community and Economic Development (Ald. B. Johnson, District 9).

Moved by Ken Rovinski, seconded by Michael Poradek 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 Ken Rovinski, seconded by Michael Poradek to close 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 Ken Rovinski, seconded by Sidney Bremer to approve a request to vacate 3rd Street east of S. Broadway Street, subject to:

1. Petitioner shall be responsible for all costs to properly close 3rd Street at S. Broadway including:

- Removing curb and gutter, pavement, and sidewalks within the Third Street rights-of-way.
- Remove and replace the curb and gutter, pavement, and sidewalks along S. Broadway rights-of-way to properly close access to Third Street.
- Abandon storm sewer inlets and leads within Third Street east of S. Broadway.
- Abandon or relocation of sanitary sewer and laterals within Third Street east of S. Broadway.
- Modifications to any other public infrastructure as determined by other public utilities.

2. Include language in the vacation document providing for utility easement for existing Wisconsin Public Service facilities.

3. The Redevelopment Authority (RDA) work in the best interest of existing owners within the area 125' north of RDA owned Parcel 2-98 to maintain access to businesses. Motion Passed.

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

Speakers:

Jeff Hunter- 709-713 S Broadway St.

6. (ED 23-03) Consideration with possible action on a request to release a 30' utility easement in the

East Town Shopping Center at 2360 and 2380 East Mason Street (Parcel #'s 21-126-3-1 and 21-126-3), submitted by HOBLOB Green Bay East LLC, property owner and applicant (Ald. W. Morgan, District 3).

Moved by Derius Daniels, seconded by Michael Poradek to approve a request to release a 30' utility easement in the East Town Shopping Center at 2360 and 2380 East Mason Street (Parcel #'s 21-126-3-1 and 21-126-3). Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, Michael Poradek.

No- None, Abstain- None.

7. (PP 23-01) Consideration with possible action on consultant selection for the Comprehensive Plan Update.

Moved by Michael Poradek, seconded by Sidney Bremer to approve the action on consultant selection for the Comprehensive Plan Update. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, Michael Poradek.

No- None, Abstain- None.

F. INFORMATIONAL.

1. Director's Report.

2. Date of next meeting: September 25, 2023

G. ADJOURNMENT.

Moved by Michael Poradek, seconded by Sidney Bremer to adjourn. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Derius Daniels, Ken Rovinski, Jim Hutchison, Michael Poradek.

No- None, Abstain- None.