



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 25, 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=L2EyVlpDSiZGZlFjcmlpWnZIOEVnUT09>

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: Jacob Miller, Lisa Hanson, Sidney Bremer, Jim Hutchison, Michael Poradek

Excused: Derius Daniels, Ken Rovinski.

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the September 25, 2023, meeting of the Green Bay Plan Commission.

Moved by Michael Poradek, seconded by Jacob Miller to approve the agenda. Motion Passed.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the September 11, 2023, meeting of the Green Bay Plan Commission.

Moved by Michael Poradek, seconded by Sidney Bremer to approve the minutes. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. (ZP 23-35) Public Hearing on the request to rezone 0 Emmet Street (Parcel #18-754-B) from General Industry (GI) District to Low-Density Residential (RI) District, submitted by the Department of Community and Economic Development, property owner (Ald. R. Scannell, District 7).

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 23-35) Consideration with possible action on the request to rezone 0 Emmet Street (Parcel #18-754-B) from General Industry (GI) District to Low-Density Residential (RI) District, submitted by Department of Community and Economic Development, property owner (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Michael Poradek to approve a request to rezone 0 Emmet Street (Parcel #18-754-B) from General Industry (GI) District to Low-Density Residential (RI) District, submitted by Department of Community and Economic Development. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

3. (SP 23-03) Consideration with possible action on the request to declare city-owned property as surplus located at 0 Emmet Street (Parcel 18-754-B), submitted by Department of Community and Economic Development, property owner (Ald. R. Scannell, District 7).

Moved by Michael Poradek, seconded by Sidney Bremer to approve the request to declare city-owned property as surplus located at 0 Emmet Street (Parcel 18-754-B) with the following conditions:

I. The subject property shall be directed to the Redevelopment Authority of the City of Green Bay for disposition and development. Motion Passed.

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

4. (ZP 23-36) Public hearing on a request to rezone a portion of 3164 Finger Road (Parcel 21-173) from Office-Residential (OR) to General Commercial (CI), submitted by Mach IV Engineering & Surveying LLC on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).

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.

Speakers:

Chris Hanold- 613 Welland Ave.
Dan Chatham- 478 Welland Ave.
Bob Mach- 2260 Salscheider Ct.
John Crabbe- 505 Larry Ln.

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 23-36) Consideration with possible action on a request to rezone a portion of 3164 Finger Road (Parcel 21-173) from Office-Residential (OR) to General Commercial (CI), submitted by Mach IV Engineering & Surveying LLC on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).

Moved by Michael Poradek, seconded by Ald. Jim Hutchison to open the floor. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Moved by Michael Poradek, seconded by Commissioner Jacob Miller to close the floor. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to hold the following item until the Monday October 9, 2023, Plan Commission meeting. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Plan Commission requested the petitioner to have a neighborhood meeting before the Monday October 9, 2023 Plan Commission meeting.
Plan Commission requested that city staff should discuss the physical design on Finger Road as it relates to future improvement and traffic.

6. (ZP 23-25) Consideration with possible action on a request by Basudev Adhikari of Green Bay Area Business Development LLC, applicant, Green Bay Retail Center, LLC, property owner for a Conditional Use Permit to allow a convenience store, drive through restaurant and fueling/gas/service station use within a Downtown (DI) district at 201 N Monroe Avenue (Ald. R. Scannell, District 7).

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to hold the following item until petitioner or staff brings it forward, or at the last meeting of the year. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

F. INFORMATIONAL.

I. Director's Report.

David Buck provided the Directors Report.

2. Date of next meeting: October 9, 2023.

G. ADJOURNMENT.

Moved by Michael Poradek, seconded by Jacob Miller to adjourn. Motion Passed.

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