



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, OCTOBER 9, 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.

C. Approval of the Agenda.

- I. Approval of the agenda for the October 9, 2023, meeting of the Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the September 25, 2023 meeting of the Plan Commission.

E. Regular Business.

- I. (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).

2. (VR 23-04) Consideration with possible action on the request to deviate from Section 44-557(7) of the Green Bay Municipal Code for the creation of a flag lot at 3164 Finger Road, submitted by Mach IV Engineering & Surveying, LLC on behalf of Early Childcare II, LLC, property owner. (Ald. J. Hutchison, District 2).
3. (ZP 23-37) Public hearing on a request for a Conditional Use Permit at 2360 East Mason Street (Parcel 21-126-3-1) to allow a restaurant with drive-through within the Planned Unit Development ZO 13-21, submitted by Garritt Bader on behalf of Big Coffee East Mason LLC, property owner (Ald. W. Morgan, District 3).
4. (ZP 23-37) Consideration with possible action on a request for a Conditional Use Permit at 2360 East Mason Street (Parcel 21-126-3-1) to allow a restaurant with drive-through within the Planned Unit Development ZO 13-21, submitted by Garritt Bader on behalf of Big Coffee East Mason LLC, property owner (Ald. W. Morgan, District 3).

F. Informational.

1. Director's Report.
2. Date of next meeting: October 23, 2023.
3. Held by Plan Commission on 9/25/23 - Denied by Common Council on 10/3/23: (ZP 23-25) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 201 N Monroe Avenue to allow Convenience Store and Fueling/Gas/Service Station uses in a (DI) Downtown District, submitted by Basudev Adhikari on behalf of Green Bay Retail Center LLC, property owner (Ald. R. Scannell, District 7).

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.