



MINUTES 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.

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

Excused: None

C. APPROVAL OF THE AGENDA.

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

Moved by Sidney Bremer, seconded by Ken Rovinski to approve the agenda. Motion Passed.

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

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

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

Moved by Ken Rovinski, seconded by Sidney Bremer to approve the minutes. Motion Passed
Yes- Jim Hutchison, Michael Poradek, Ken Rovinski, Sidney Bremer, Lisa Hanson, Derius Daniels, Jacob Miller.

No- None, Abstain- None.

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).

Moved by Ald. Jim Hutchison, seconded by Sidney Bremer to open the floor. Motion Passed.
Yes- Jim Hutchison, Michael Poradek, Ken Rovinski, Sidney Bremer, Lisa Hanson, Derius Daniels, Jacob Miller.

No- None, Abstain- None.

Speakers:

John Crabbe- 505 Larry Ln.

Chris Hanold- 613 Welland Ave.

Joel Ehrfurth- Mach IV Engineering & Surveying, LLC

Moved by Sidney Bremer, seconded by Derius Daniels to close the floor. Motion Passed.

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

No- None, Abstain- None.

Moved by Jacob Miller, seconded by Derius Daniels for the approval of a portion of 3164 Finger Road (Parcel 21-173) from Office-Residential (OR) to General Commercial (CI). Motion Passed.
Yes- Jim Hutchison, Michael Poradek, Ken Rovinski, Sidney Bremer, Lisa Hanson, Derius Daniels, Jacob Miller.

No- None, Abstain- None.

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).

Moved by Ken Rovinski, seconded by Sidney Bremer to approve 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 subject to the following condition:

a. Rezoning application ZP 23-36 is approved. Motion passed.

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

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).

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 23-37) 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).

Moved by Sidney Bremer, seconded by Michael Poradek to approve 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 with the following condition:

a. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

No- None, Abstain- None.

F. INFORMATIONAL.

I. Director's Report.

Cheryl Renier-Wigg provided the Directors 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 (D1) Downtown District, submitted by Basudev Adhikari on behalf of Green Bay Retail Center LLC, property owner (Ald. R. Scannell, District 7).

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Jacob Miller to adjourn. Motion Passed.

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

No- None, Abstain- None.