



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, DECEMBER 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=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, Jacob Miller, Michael Poradek, Derius Daniels, Sidney Bremer, Ken Rovinski.

Excused: Jim Hutchison.

Absent: None.

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the December 11, 2023, meeting of the Plan Commission.

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

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

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the November 13, 2023 meeting of the Plan Commission.

Moved by Ken Rovinski, seconded by Michael Poradek to approve the minutes. Motion passed.

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

No- None, Abstain- None.

E. REGULAR BUSINESS.

1. Consideration with possible action on the request by Military Avenue, Inc. (MAI) to approve their 2024 Business Improvement District (BID) Operating Plan.

Moved by Jacob Miller, seconded by Michael Poradek to approve the request by Military Avenue, Inc. (MAI) to approve their 2024 Business Improvement District (BID) Operating Plan. Motion Passed.

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

No- None, Abstain- None.

2. Consideration with possible action on the request by On Broadway Inc.(OBI) to approve their 2024 Business Improvement District (BID) Operating Plan.

Moved by Michael Poradek, seconded by Sidney Bremer to approve the request by On Broadway Inc.(OBI) to approve their 2024 Business Improvement District (BID) Operating Plan. Motion Passed.

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

No- None, Abstain- None.

3. Consideration with possible action on the request by Downtown Green Bay, Inc. (DGBI) to approve their 2024 Business Improvement District (BID) Operating Plan.

Moved by Michael Poradek, seconded by Ken Rovinski to approve the request by Downtown Green Bay, Inc. (DGBI) to approve their 2024 Business Improvement District (BID) Operating Plan. Motion Passed.

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

No- None, Abstain- None.

4. Consideration with possible action on the request by Olde Main Street, Inc. (OMSI) to approve their 2024 Business Improvement District (BID) Operating Plan.

Moved by Ken Rovinski, seconded by Michael Poradek to approve the request by Olde Main Street, Inc. (OMSI) to approve their 2024 Business Improvement District (BID) Operating Plan. Motion Passed.

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

No- None, Abstain- None.

5. (ZP 23-30) Public Hearing on a request to rezone 1409 Velp Avenue from C1 General Commercial District and R-1 Low Density Residential District to R-3 Varied Density Residential District, submitted by Community and Economic Development. (Ald. Steuer, District 10)

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:

David Baye- 1243 N Locust St.

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 23-30) Consideration with possible action on a request to rezone 1409 Velp Avenue from C1 General Commercial District and R-1 Low Density Residential District to R-3 Varied Density Residential District, submitted by Community and Economic Development. (Ald. Steuer, District 10)

Moved by Michael Poradek, seconded by Ken Rovinski to approve a request to rezone 1409 Velp Avenue from C1 General Commercial District and R-1 Low Density Residential District to R-3 Varied Density Residential District. Motion Passed.

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

No- None, Abstain- None.

7. (ZP 23-31) Public Hearing on a request to rezone 1046 Gray Court and 1052 Velp Ave from LI Light Industrial and GI General Industrial Districts to C2 Highway Commercial District, submitted by Community and Economic Development. (Ald. Steuer, District 10)

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:

James Leiberg- 1013 Velp Ave.

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.

8. (ZP 23-31) Consideration with possible action on a request to rezone 1046 Gray Court and 1052 Velp Ave from LI Light Industrial and GI General Industrial Districts to C2 Highway Commercial District, submitted by Community and Economic Development. (Ald. Steuer, District 10)

Moved by Ken Rovinski, seconded by Michael Poradek to approve a request to rezone 1046 Gray Court and 1052 Velp Ave from LI Light Industrial and GI General Industrial Districts to C2 Highway Commercial District. Motion Passed.

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

No- None, Abstain- None.

9. (ZP 23-44) Public hearing on the request to rezone property at 1218 Velp Avenue, the southern 180 feet of property at 1212 Velp Avenue, and the southern 160 feet of property at 1156 Velp Avenue (Parcels: #18-782-E, #18-782, #18-783) from General Industrial (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. M. Steuer, District 10)

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.

10. (ZP 23-44) Consideration with possible action on the request to rezone property at 1218 Velp

Avenue, the southern 180 feet of property at 1212 Velp Avenue, and the southern 160 feet of property at 1156 Velp Avenue (Parcels: #18-782-E, #18-782, #18-783) from General Industrial (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. M. Steuer, District 10)

Moved by Sidney Bremer, seconded by Michael Poradek to approve the request to rezone property at 1218 Velp Avenue, the southern 180 feet of property at 1212 Velp Avenue, and the southern 160 feet of property at 1156 Velp Avenue (Parcels: #18-782-E, #18-782, #18-783) from General Industrial (GI) District to Highway Commercial (C2) District. Motion Passed.

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

No- None, Abstain- None.

11. (ZP 23-45) Public Hearing on the request to rezone the front 200' of 1562 Velp Avenue from General Industry (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. M. Steuer, District 10)

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:

Mark Arnot- 308 Eckford St Brooklyn NY

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.

12. (ZP 23-45) Consideration with possible action on the request to rezone the front 200' of 1562 Velp Avenue from General Industry (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. M. Steuer, District 10)

Moved by Ken Rovinski, seconded by Michael Poradek to approve the request to rezone the front 200' of 1562 Velp Avenue from General Industry (GI) District to Highway Commercial (C2) District. Motion Passed.

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

No- None, Abstain- None.

13. (ZP 23-46) Public Hearing on the request to rezone 1006 Velp Avenue and 0 Atkinson Drive (parcel #18-756-B) from General Industry (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (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.

Speakers:

Aurther Gage- 980 Velp Ave.

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.

14. (ZP 23-46) Consideration with possible action on the request to rezone 1006 Velp Avenue and 0

Atkinson Drive (parcel #18-756-B) from General Industry (GI) District to Highway Commercial (C2) District, submitted by Department of Community and Economic Development. (Ald. R. Scannell, District 7)

Moved by Michael Poradek, seconded by Ken Rovinski to approve the request to rezone 1006 Velp Avenue and 0 Atkinson Drive (parcel #18-756-B) from General Industry (GI) District to Highway Commercial (C2) District. Motion Passed.

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

No- None, Abstain- None.

15. (ZP 23-47) Public Hearing on the request to rezone 0 Emmet Street (parcel #18-756-C) and 0 Atkinson Street (parcel #18-756-D) from General Industry (GI) District to Conservation (CON) District, submitted by Department of Community and Economic Development. (Ald. R. Scannell, District 7, and Ald. M. Steuer, District 10)

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.

16. (ZP 23-47) Consideration with possible action on the request to rezone 0 Emmet Street (parcel #18-756-C) and 0 Atkinson Street (parcel #18-756-D) from General Industry (GI) District to Conservation (CON) District, submitted by Department of Community and Economic Development. (Ald. R. Scannell, District 7, and Ald. M. Steuer, District 10)

Moved by Sidney Bremer, seconded by Jacob Miller to approve the request to rezone 0 Emmet Street (parcel #18-756-C) and 0 Atkinson Street (parcel #18-756-D) from General Industry (GI) District to Conservation (CON) District. Motion Passed.

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

No- None, Abstain- None.

17. (ZP 23-48) Public hearing on a request to rezone 322 S Monroe Avenue, 326 S Monroe Avenue, 512 Moravian Street, 315 S Madison Street, 325 S Madison Street, and 333 S Madison Street from Office-Residential (OR) District to Downtown (DI) District submitted by Community and Economic Development. (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.

18. (ZP 23-48) Consideration with possible action on a request to rezone 322 S Monroe Avenue, 326 S Monroe Avenue, 512 Moravian Street, 315 S Madison Street, 325 S Madison Street, and 333 S Madison Street from Office-Residential (OR) District to Downtown (DI) District submitted by Community and Economic Development. (Ald. Johnson, District 9)

Moved by Derius Daniels, seconded by Michael Poradek to approve a request to rezone 322 S Monroe Avenue, 326 S Monroe Avenue, 512 Moravian Street, 315 S Madison Street, 325 S Madison Street, and 333 S Madison Street from the Office-Residential (OR) District to Downtown (DI) District. Motion Passed.

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

19. (ZP 23-43) Public Hearing on a request to create a Planned Unit Development (PUD) for the creation of a mixed-use neighborhood at the JBS redevelopment site located on the 1300 block of Guns road, submitted by Community and Economic Development on behalf of the Redevelopment Authority of the City of Green Bay, Property Owner. (Ald. 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.

20. (ZP 23-43) Consideration with possible action on a request to create a Planned Unit Development (PUD) for the creation of a mixed-use neighborhood at the JBS redevelopment site located on the 1300 block of guns road, submitted by Community and Economic Development on behalf of the Redevelopment Authority of the City of Green Bay, Property Owner (Ald. Morgan, District 3).

Moved by Michael Poradek, seconded by Sidney Bremer to approve a request to create a Planned Unit Development (PUD) for the creation of a mixed-use neighborhood at the JBS redevelopment site located on the 1300 block of Guns Road. Motion Passed.

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

21. (CPA 23-06) Public hearing on a request to amend the Green Bay 2022 Smart Growth Comprehensive Plan to include recommendations of the 2020 Green Bay Area Housing Market Study.

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.

22. (CPA 23-06) Consideration with possible action on a request to amend the Green Bay 2022 Smart Growth Comprehensive Plan to include recommendations of the 2020 Green Bay Area Housing Market Study.

Moved by Sidney Bremer, seconded by Michael Poradek to approve a request to amend the Green Bay 2022 Smart Growth Comprehensive Plan to include recommendations of the 2020 Green Bay Area Housing Market Study. Motion Passed.

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

F. INFORMATIONAL.

I. Director's Report.

Matt Buchanan gave the director's report.

2. Comprehensive Plan Rewrite - Project Kick-Off Summary

3. Date of the next meeting: January 8, 2024.

G. ADJOURNMENT.

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

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

No- None, Abstain- None.