



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 8, 2024, 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: Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Jacob Miller, Michael Poradek

Excused: Sidney Bremer

Absent:None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 08, 2024, meeting of the Plan Commission.

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

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

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the December 11, 2023, meeting of the Plan Commission.

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

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

No- None, Abstain- None.

E. REGULAR BUSINESS.

1. (ZP 23-50) Public hearing on a request to allow a Conditional Use Permit to establish a two-family use in the Low-Density Residential (R1) zoning district located at 515 Forest Street, submitted by McClone Investments, property owner (Ald. 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 23-50) Consideration with possible action on a request to allow a Conditional Use Permit to establish a two-family use in the Low-Density Residential (R1) zoning district located at 515 Forest Street, submitted by McClone Investments, property owner (Ald. Scannell, District 7).

Moved by Ken Rovinski, seconded by Michael Poradek to approve a request to allow a Conditional Use Permit to establish a two-family use in the Low-Density Residential (R1) zoning district located at 515 Forest Street. Motion Passed.

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

No- None, Abstain- None.

3. (ZP 23-51) Public hearing on the request to rezone the property located at 1728 Deckner Avenue and 120 S Henry Street (Parcels 21-2294 and 21-2295) from Low-Density Residential (R1) and Varied-Density Residential (R3) District to the Public Institutional (PI) District, submitted by Community and Economic Development (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.

4. (ZP 23-51) Consideration with possible action on the request to rezone the property located at 1728 Deckner Avenue and 120 S Henry Street (Parcels 21-2294 and 21-2295) from Low-Density Residential (R1) and Varied-Density Residential (R3) District to the Public Institutional (PI) District, submitted by Community and Economic Development (Ald. Stevens, District 5).

Moved by Ken Rovinski, seconded by Michael Poradek to approve the request to rezone the property located at 1728 Deckner Avenue and 120 S Henry Street (Parcels 21-2294 and 21-2295) from Low-Density Residential (R1) and Varied-Density Residential (R3) District to the Public Institutional (PI) District. Motion Passed.

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

No- None, Abstain- None.

5. (ZP 23-49) Public hearing on the request for a Planned Unit Development (PUD) at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street for the development of a mixed-use project, submitted by Bolton & Menk, Inc., on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. 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.

Speakers:

Daid Daul- Proactive Solutions 301 Bridge St.

Mike Metzler- 622 Eastview Drive

Steve Miller-Slingshot Architects 305 E Court Ave, Des Moines, IA.

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 23-49) Consideration with possible action on the request for a Planned Unit Development (PUD) at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street for the development of a mixed-use project, submitted by Bolton & Menk, Inc., on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

Moved by Michael Poradek, seconded by Ald. Jim Hutchison to open the floor. Motion Passed.

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

No- None, Abstain- None.

Speakers:

Steve Miller- Slingshot Architects 305 E Court Ave, Des Moines, IA.

Moved by Michael Poradek, seconded by Ald. Jim Hutchison to close the floor. Motion Passed.

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

No- None, Abstain-None.

Moved by Ken Rovinski, seconded by Derius Daniels to approve the request for a Planned Unit Development (PUD) at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street for the development of a mixed-use project. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison

No- Michael Poradek, Abstain-None.

7. (ZP 23-38) Public hearing on the request to create a Planned Unit Development (PUD) at 2405 W Mason Street (6H-1109), 0 W Mason Street (6H-1109-2), and 0 Ninth Street (6H-1089 & 6H-1091) to allow the development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive, submitted by Garritt Bader related to property owned by GB HMC West Mason LLC, Schaetz Family LLC, and Green Bay Parks Dept (Ald. M. Eck, District 11).

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.

8. (VR 23-05) Consideration of possible action on the request to deviate from various sections of the Municipal Code, Chapter 36-Subdivisions for the design and development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive, submitted by Garritt Bader related to property owned by GB HMC West Mason LLC, Schaetz Family LLC, and the Green Bay Parks Dept. (Ald. M. Eck, District 11).

Moved by Michael Poradek, seconded by Jacob Miller to open the floor. Motion Passed.

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

No- None, Abstain-None.

Speakers:

Garritt Bader- 300 N Van Buren

Kathy Hinkfuss- 525 Antelope Trail

Tracy McNabb- 673 St.Marys St

Moved by Michael Poradek, seconded by Ken Rovinski to close the floor. Motion Passed.

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

No- None, Abstain-None.

Moved by Michael Poradek, seconded by Ken Rovinski to approve the request to deviate from various sections of the Municipal Code, Chapter 36-Subdivisions for the design and development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive with the following conditions:

1. Department of Public Works approval of the redesign of the intersection of Hinkle Street and W Mason Street relating to requests 5, 6 and 8.
2. Department of Public Works and Fire Department confirmation that they can service the development including lots located on Southwest Vie Court related to requests 5, 6 and 10.
3. Alternatives to the Hinkle-Hobart intersection design be investigated, and final design brought back to Plan Commission for approval relating to requests 5,6 and 9.
4. Walks abutting the curb ("carriage walks") be included along Southwest Vie Court related to request 7.
5. Associated Planned Unit Development is approved related to all requests.

Motion Passed.

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

No- None, Abstain-None.

9. (ZP 23-38) Consideration with possible action on the request to create a Planned Unit Development (PUD) at 2405 W Mason Street (6H-1109), 0 W Mason Street (6H-1109-2), and 0 Ninth Street (6H-1089 & 6H-1091) to allow the development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive, submitted by Garritt Bader related to property owned by GB HMC West Mason LLC, Schaetz Family LLC, and Green Bay Parks Dept (Ald. M. Eck, District 11).

Moved by Ken Rovinski, seconded by Michael Poradek to approve the request to create a Planned Unit Development (PUD) at 2405 W Mason Street (6H-1109), 0 W Mason Street (6H-1109-2), and 0 Ninth Street (6H-1089 & 6H-1091) to allow the development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive subject to the following conditions:

1. Approval of the related subdivision variance requests.

2. Adoption of the draft PUD

Motion Passed.

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

No- None, Abstain- None.

F. INFORMATIONAL.

1. Director's Report.

Matt Buchanan gave the Directors Report.

2. Date of the next meeting: January 22, 2024.

G. ADJOURNMENT.

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

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

No- None, Abstain- None.