



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 22, 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, Jim Hutchison, Sidney Bremer, Derius Daniels, Ken Rovinski, Michael Poradek

Excused: Jacob Miller

Absent: None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 22, 2024, meeting of the Plan Commission.

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

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

No- None, Abstain-None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the January 8, 2024, meeting of the Plan Commission.

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

E. REGULAR BUSINESS.

1. (ZP 24-02) Public hearing on the request for a Conditional Use Permit to create a restaurant with drive-through in a C1 General Commercial district at 3112 Finger Road, submitted by Joel Ehrfurth of Mach IV Engineering and Surveying, 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.

Joel Ehrfurth- Mach IV Engineering
John Crabbe- 505 Larry Lane
Jacob Hansen- 2965 Beth Drive

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 24-02) Consideration with possible action on the request for a Conditional Use Permit to create a restaurant with drive-through in a C1 General Commercial district at 3112 Finger Road, submitted by Joel Ehrfurth of Mach IV Engineering and Surveying, on behalf of Early Childcare II LLC, property owner (Ald. J. Hutchison, District 2).

Moved by Ken Rovinski, seconded by Derius Daniels to approve the request for a Conditional Use Permit to create a restaurant with a drive-through in a C1 General Commercial district at 3112 Finger Road with the following conditions:

- a. A site plan and applicable permit applications are submitted to the Department of Community and Economic Development for review and approval.
- b. Landscaping along the northern boundary between the drive-through lane and the property line must include a screening of a minimum of four feet in height and 100 percent opaque on a year-round basis. A focused concentration of planting shall occur in front of any order boards or window openings along the north side of the drive-through lane on the north side of the property.
- c. Hours of operation for the drive-through use shall be 5:30 AM-9:30 PM.
- d. Compliance with the regulations of the Green Bay Municipal Code is not covered under the Conditional Use Permit, including standard site plan review and approval.

Motion Passed.

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

Comments by email:

Jolene Bartlett- 2989 Beth Drive
John Crabbe- McAuliffe Neighborhood Association
Tiffany Duff- 3104 Eastbreeze Lane

3. (ZP 24-03) Public hearing on the request for a Conditional Use Permit to create a communication tower in the BP Business Park district at 1931 Cofrin Road, submitted by Michael Bieniek on behalf of Jose J. Morales Gonzalez, property owner (Ald. S. Campbell, District 6).

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.

Mike Bieniek- 10700 West Higgins Road Suite 240, Rosemont IL

Alder Steven Campbell- 1207 N Danz Ave

Timm Schaetz- 1940 Radisson St.

Tom Duquaine- 1980 Cofrin Rd.

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 24-03) Consideration with possible action on the request for a Conditional Use Permit to create a communication tower in the BP Business Park district at 1931 Cofrin Road, submitted by Michael Bieniek on behalf of Jose J. Morales Gonzalez, property owner (Ald. S. Campbell, District 6).

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

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

No- None, Abstain-None.

Speakers:

Mike Bieniek- 10700 West Higgins Road Suite 240, Rosemont IL

Ald. Steven Campbell

Moved by Michael Poradek, seconded by Derius Daniels to close the floor. Motion approved.

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

No- None, Abstain-None.

Moved by Michael Poradek, seconded by Ken Rovinski to approve the request for a Conditional Use Permit to create a communication tower in the BP Business Park district at 1931 Cofrin Road subject to:

a. Parcel must have at least one (1) parking stall dedicated to the tower on site and paved vehicular access to the tower at all times.

b. Compliance with Sec. 44-1586(b) of the Green Bay Municipal Code.

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

Motion Passed.

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

No- None, Abstain-None.

Staff contacted by phone:

Mike Burg-1933 Cofrin Drive

F. INFORMATIONAL.

I. Director's Report.

Matt Buchanan gave the Directors Report.

2. Date of the next meeting: February 26, 2024.

G. ADJOURNMENT.

Moved by Michael Poradek, seconded by Sidney Bremer to adjourn. Motion Passed.

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

No- None, Abstain-None.