



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 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=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

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: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Derius Daniels, Ken Rovinski, and Michael Poradek.

Present: Lisa Hanson, Ken Rovinski, Jim Hutchison, Derius Daniels, and Michael Poradek

Excused: Jacob Miller

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, April 8, 2024, meeting of the Green Bay Plan Commission.

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

Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the March 15, 2024, meeting.

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

Motion Passed.

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

E. REGULAR BUSINESS.

- I. (ED 24-01) Consideration with possible action on a request to release two, 10-foot storm sewer easements for Pilgrim Lutheran Church at 1731 St. Agnes Drive (Parcel 6-311), submitted by Tom Beaulieu, applicant, on behalf of Pilgrim Lutheran Church, property owner (Ald. Melinda Eck, District 11).

Moved by Ken Rovinski, seconded by Michael Poradek to approve the request to release two, 10-foot storm sewer easements for Pilgrim Lutheran Church at 1731 St. Agnes Drive (Parcel 6-311), submitted by Tom Beaulieu, applicant, on behalf of Pilgrim Lutheran Church, property owner, subject to the following condition:

- I. A sewer easement over the relocated sewer is granted to the City of Green Bay by the property owner from Chateau Drive to Liberty Street.

Motion Passed.

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

2. (ZP 24-06) Public Hearing on a request to rezone property located at 1400 Block of South Huron Road (Parcel 21-186) from Rural Residential (RR) Zoning to Varied Density Residential (R3) Zoning, submitted by Brad Rymer of Vierbicher, on behalf of Gerry Bigelow; Huron Limits LLC, property owner (Ald. Jim 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 asked staff and the public three (3) times if there was anyone wishing to speak. Hearing/seeing no one, the public hearing was closed.

3. (ZP 24-06) Consideration with possible action on a request to rezone property located at 1400 Block of South Huron Road (Parcel 21-186) from Rural Residential (RR) Zoning to Varied Density Residential (R3) Zoning, submitted by Brad Rymer of Vierbicher, on behalf of Gerry Bigelow; Huron Limits LLC, property owner (Ald. Jim Hutchison, District 2).

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve the request to rezone property located at 1400 Block of South Huron Road (Parcel 21-186) from Rural Residential (RR) Zoning to Varied Density Residential (R3) Zoning, submitted by Brad Rymer of Vierbicher, on behalf of Gerry Bigelow, Huron Limits LLC, property owner.

Motion Passed.

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

4. (ZP 24-07) Public Hearing on a request to create a Planned Unit Development (PUD) at 211 N Broadway for the development of Green Bay Public Market, submitted by On Broadway Inc., property owner (Ald. Brian 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 asked staff and the public three (3) times if there was anyone wishing to speak. Hearing/seeing no one, the public hearing was closed.

5. (ZP 24-07) Consideration with possible action on a request to create a Planned Unit Development (PUD) at 211 N Broadway for the development of Green Bay Public Market, submitted by On Broadway Inc., property owner (Ald. Brian Johnson, District 9).

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve.

Moved by Michael Poradek, seconded by Derius Daniels to open the floor.

Motion Passed.

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

Speakers:

Brian Johnson, On Broadway, Inc., 340 N Broadway

Pat Skalecki, GRAEF, 116 S. Adams St.

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

Motion Passed.

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

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve the request to create a Planned Unit Development (PUD) at 211 N Broadway for the development of Green Bay Public Market, submitted by On Broadway Inc., property owner, subject to the following conditions:

1. Adoption of the draft PUD.
2. The PUD regulations in relation to the rear/west façade of the structure be reevaluated for appropriateness in five years from the Public Markets occupancy should a multi-story structure not be constructed adjacent to the west.

Motion Passed.

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

F. INFORMATIONAL.

1. Go Big Green Bay 2050 Comprehensive Plan - Existing Conditions Report
2. Director's report.
3. Date of next meeting: April 29, 2024.

G. ADJOURNMENT.

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

Motion Passed.

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