



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 29, 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: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Derius Daniels, Ken Rovinski, and Michael Poradek.

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

Excused: None

Absent: None

Others Present: Ald. Brian Johnson, Ald. Chris Wery

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, April 29, 2024, meeting of the Green Bay Plan Commission.

Moved by Michael Poradek, seconded by Ken Rovinski 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.

- I. Approval of the minutes from the April 8, 2024, meeting.

Moved by Michael Poradek, seconded by Ken Rovinski 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.

- I. Consideration with possible action on the On Broadway Inc. Business Improvement District 2022 annual audit.

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

Motion Passed.

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

Speakers:

Brian Johnson, 516 Hubbard St., executive director of On Broadway Inc.

Dru Carney, 3168 Enchanted Ct.

Moved by Ken Rovinski, seconded by Michael Poradek 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 On Broadway Inc. Business Improvement District 2022 annual audit.

Motion Passed.

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

2. (ZP 24-09) Public Hearing on a request to rezone 715 Marquette Avenue from Office Residential (OR) District and Low-Density Residential (RI) District to Low-Density Residential (RI) District, submitted by Department of Community and Economic

Development, on behalf of Linda Cramer, property owner (Ald. C. Wery, District 8).

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 wishing to speak. Hearing/seeing no one, the public hearing was closed.

3. (ZP 24-09) Consideration with possible action on the request to rezone 715 Marquette Avenue from Office Residential (OR) District and Low-Density Residential (RI) District to Low-Density Residential (RI) District, submitted by Department of Community and Economic Development, on behalf of Linda Cramer, property owner (Ald. C. Wery, District 8).

Moved by Michael Poradek, seconded by Ken Rovinski to approve to rezone 715 Marquette Avenue from Office Residential (OR) District and Low-Density Residential (RI) District to Low-Density Residential (RI) District.

Motion Passed.

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

4. (ZP 24-13) Public hearing on a request to rezone property from Business Park (BP) to Light Industrial (LI) at 1709 and 1745 Moraine Terrace (Parcels 6-58-I and 6-58-B-I), submitted by US LBM LLC 2009 dba Builders Supply, on behalf of Imbar LLC, property owner (Ald. B. Delie, 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:

Mike Petrina - 1745 Moraine Terrace

Jennifer Burkhart - 1736 Bond St.

Julie Severson - 1750 Bond St.

Donna Jahnke - 1770 Bond St.

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 24-13) Consideration with possible action on a request to rezone property from Business Park (BP) to Light Industrial (LI) at 1709 and 1745 Moraine Terrace (Parcels 6-58-I and 6-58-B-I), submitted by US LBM LLC 2009 dba Builders Supply, on behalf of Imbar LLC, property owner (Ald. B. Delie, District 10).

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:

Mike Petrina - 1745 Moraine Terrace

Mark Steuer - 1730 Nancy Ave.

Jennifer Burkhart 1736 Bond 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 Ken Rovinski, seconded by Derius Daniels to approve the request.

Moved by Michael Poradek, seconded by None to hold item until next meeting.

Motion failed for lack of a second.

Moved by Ken Rovinski, seconded by Derius Daniels to approve to rezone property from Business Park (BP) to Light Industrial (LI) at 1709 and 1745 Moraine Terrace (Parcels 6-58-I and 6-58-B-I).

Motion Passed.

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

6. (ZP 24-11) Public Hearing on a request to rezone Parcel 21-7596 from Rural Residential District (RR) to General Commercial District (C1) at 3000 Block of Finger Road, submitted by Brett Paul of Xsite Real Estate, on behalf of 1st Security Credit Union, 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.

Speaker:

Kristy Carter - 3035 Finger Rd.

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.

7. (ZP 24-11) Consideration with possible action on a request to rezone Parcel 21-7596 from Rural Residential District (RR) to General Commercial District (C1) at 3000 Block of Finger Road, submitted by Brett Paul of Xsite Real Estate, on behalf of 1st Security Credit Union, property owner (Ald. J. Hutchison, District 2).

Moved by Ken Rovinski, seconded by Jacob Miller to approve to rezone Parcel 21-7596 from Rural Residential District (RR) to General Commercial District (CI) at 3000 Block of Finger Rd.

Motion Passed.

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

8. (ZP 24-12) Public Hearing on the request for a Conditional Use Permit to create a restaurant with drive through in a CI General Commercial district at 3000 Block of Finger Road (Parcel 21-7596), submitted by Brett Paul of Xsite Real Estate, on behalf of 1st Security Credit Union, 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.

Speakers:

John Crabbe - 505 Larry Lane, McAuliffe Park Neighborhood Association

Blain Kline - 3716 Schroeder Dr., Manitowoc

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.

9. (ZP 24-12) Consideration with possible action on the request for a Conditional Use Permit to create a restaurant with drive through in a CI General Commercial district at 3000 Block of Finger Road (Parcel 21-7596), submitted by Brett Paul of Xsite Real Estate, on behalf of 1st Security Credit Union, property owner (Ald. J. Hutchison, District 2).

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to approve the request with conditions 1-6 as recommended by staff and the added conditions for a sidewalk to be constructed on the north property line and to include a restriction on illuminated signage facing the north.

Motion Failed.

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

Moved by Ken Rovinski, seconded by Derius Daniels to approve the request for a Conditional Use Permit to create a restaurant with drive-through in a (CI) General Commercial district at the 3000 Block of Finger Road (Parcel 21-7596), subject to the following conditions:

1. A site plan and applicable permit applications are submitted to the Department of Community and Economic Development for review and approval.
2. The property must be divided and the drive-through use is only applicable to the eastern most parcel.

3. A variance to permit a drive through to allow the placement of drive-through windows or menu boards between the principal building and street must be approved by the Board of Appeals.
4. 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.
5. Hours of operations for drive through usage is limited to 5:30 a.m. to 9:30 p.m. daily.
6. Any signage facing north towards Finger Road shall not be illuminated.
7. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.

Motion Passed.

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

10. (ZP 24-10) Public Hearing regarding a Conditional Use Permit request to allow the use of a fuel/gas/service station, convenience store, and car wash facility in a Community Center Commercial District (C3) at 1007 and 1009 West Mason Street (Parcels 2-1260 and 2-1187) petitioned by Seth Waddell of Kwik Trip; Bay Center Inc, 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:

John Knier - Laforce 1060 W Mason St.

Donald Andrews - 825 Gross Ct.

Debbie Leas - 724 Gross Ave.

Troy Mleziva, Kwik Trip, 1626 Oak St. Lacrosse, WI

Comment form:

Maggie Dernehl

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.

11. (ZP 24-10) Consideration with possible action on a Conditional Use Permit request to allow the use of a fuel/gas/service station, convenience store, and car wash facility in a Community Center Commercial District (C3) at 1007 and 1009 West Mason Street (Parcels 2-1260 and 2-1187) petitioned by Seth Waddell of Kwik Trip; Bay Center Inc, 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:

Debbie Leas - 720 Gross Ct.

Moved by Ald. Jim Hutchison, seconded by Michael Poradek 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 a Conditional Use Permit to allow the use of a fuel/gas/service station, convenience store, and car wash facility in a Community Center Commercial District (C3) at 1007 and 1009 West Mason Street (Parcels 2-1260 and 2-1187), subject to the following conditions:

1. A site plan and applicable permit applications are submitted to the Department of Community and Economic Development for review and approval.
2. No driveway access permitted along the southern property line.
3. Limit carwash operations to the hours of 7:00am-9:00pm daily.
4. Combine both parcels into a single parcel. (2-1260, 2-1187)
5. Permit a single driveway entry entering off Gross Avenue and remove any existing driveway curb cuts along Gross Avenue which do not serve a new single driveway entry point off of Gross Avenue.
6. Screening along the right of way of Gross Court and along the right of way of Gross Avenue from the intersection of Gross Court to the southern drive entrance to the property via Gross Avenue shall have a screening containing a masonry wall, fence, berm, plantings, or a combination thereof that forms a screen of four feet in height and 100 percent opaque on a year-round basis.
7. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.

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.

David Buck provided an update on the comprehensive plan.

2. Date of next meeting: Thursday, May 2, 2024

G. ADJOURNMENT.

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

Motion Passed.

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