



MINUTES OF THE GREEN BAY PLAN COMMISSION

THURSDAY, MAY 2, 2024, 6:00 PM
City Hall, Room 203 - Council Chambers.
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, and Ken Rovinski.

Present: Ald. Jim Hutchison, Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski

Excused: None

Others Present: Ald. Jennifer Grant, Ald. Melinda Eck

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Thursday, May 2, 2024, meeting of the Green Bay Plan

Commission.

Moved by Jacob Miller, seconded by Derius Daniels to approve the agenda.

Motion Passed.

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

D. REGULAR BUSINESS.

- I. (ZP 24-04) Public Hearing on a request to create a Planned Unit Development (PUD) for the creation of a 21 small home cottage court located at 2890 St. Anthony Drive, submitted by Veteran's 1st of NEW, Inc, applicant, on behalf of Brown County Mental Health Center, property owner (Ald. Grant, District I).

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:

Gail Nohr - 13427 Velp Ave, Suamico

Mike Stumpf - De Pere Lions Club; 1826 Briarwood Ct, De Pere

Tanya Puyleart - 2321 Balsam Way

George Dexter - 2089 Weston Way, Suamico

John Hoes - 1117 Langlade Ave

Jonathan Davis - 1545 Silver Maple Dr, De Pere

Dalton Lardinois - 2638 Don Gerard Way

Tom Hinz - 2819 Nicolet Dr

William Keserich - 2900 St Anthony Dr

Matt Jacobs - Green Bay 4661 Wery Rd, Green Bay

Karen Stoehr - 2330 Meadow Park Dr, Bellevue

John Wilson - 2657 FoxFire Dr, Bellevue

Michael Sheedy - 3562 S Timber Trail, Suamico

Dave Boyce - 123 S Quincy St

Lydia Van Thiel - 2058 E Vista Circle, De Pere

Garritt Bader - 300 N Van Buren St

Gale Denis - 631 Dost Ct

Rick Jerry - 1005 St. Charles Dr

Lex Smith - 644 St. James Circle

Ron Umentum - 4625 Game Ln, Denmark

James Larsen - 2900 St Anthony Dr

Kathy Jerry - 1005 St. Charles Dr

Dan Ammerman - Board for Veterans 1st; 1983 Paint Horse Trail, De Pere

Bill Matchefts - 338 Miramar Dr

Warren Schultz - 2293 9th St

Julie Schultz - 2293 9th St

David Bartikofsky - 2697 Bay Settlement Rd

Steve Dorvinen - 1510 Cardinal Lane
Michael Kaesbauer - 849 Marvin Lane
Duke Brice - corner of St Anthony & St Ann
Mark Steuer - 1730 Nancy Ave
Nancy Nusbaum - 3464 Peppergrass Dr
Chris Carmody - 2850 Timber Lane
Tom Greenwood - 616 Mt Mary Dr
Edward Selinsky - 1105 Mt Mary Dr
Bonnie Christensen - 2855 Mt Carol Dr
Dawn Schampers - 1006 Mt Mary Dr
Robert Fish - 910 Mt Mary Dr
Tom Garland - 916 Forest Hill Dr
Jason Schampers - 1006 Mt Mary Dr
Hans Christensen - 2855 Mt Carol Dr
Alan Basche - 915 Forest Hill Dr
Donna King - 1220 St Lawrence Dr
Jeffrey Blink - 1019 Forest Hill Dr
James Belanger - 1329 Scholar Dr
Steve Below - 2844 University Ave
Paul Chamberlain - 1375 Swan Ridge Trail

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.

2. (ZP 24-04) Consideration with possible action on a request to create a Planned Unit Development (PUD) for the creation of a 21 small home cottage court located at 2890 St. Anthony Drive, submitted by Veteran's 1st of NEW, Inc, applicant, on behalf of Brown County Mental Health Center, property owner (Ald. Grant, District I)

Moved by Jacob Miller, seconded by Ken Rovinski to approve to create a Planned Unit Development (PUD) for the creation of a 21 small home cottage court located at 2890 St. Anthony Drive, subject to the following conditions:

1. Adoption of the draft PUD Ordinance.
2. Land division takes place separating the project area from the parent parcel (21-283).
3. If the social and support services uses are discontinued, the managed operation is dissolved, or if Veteran's 1st of NEW no longer manages the development, the managed social and support service uses shall terminate immediately. The managed social and support service uses/operations shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
4. At the discretion of the Common Council or the Director of Community and Economic Development, a review by the Plan Commission may be required to ensure compliance with this Planned Unit Development and identify any areas of concerns including but not limited to:
 - a. Police calls and other documented safety concerns.
 - b. Inadequate facilities.
5. Development is managed in conformance with the submitted operating plan.

6. Professional archaeologist on site during excavation and grading.
7. Provide City Staff with a report on location and development effects of dry creek bed at time of permitting.

Motion Passed.

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

E. INFORMATIONAL.

- I. Date of next meeting: May 13, 2024

F. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Jacob Miller to adjourn.

Motion Passed.

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