



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 17, 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, Emma Fulwilder and Kelsey Lutzow.

Present: Emma Fulwilder, Derius Daniels, Ken Rovinski, Lisa Hanson, Kelsey Lutzow, Jacob Miller, Jim Hutchison

Excused: None, Absent: None

Others present: Ald. K. Hinkfuss, Ald. J. Grant

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, June 17, 2024, meeting of the Green Bay Plan Commission.

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

Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the June 3, 2024, meeting.

Moved by Jacob Miller, seconded by Emma Fulwilder to approve the minutes.

Motion Passed.

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

E. REGULAR BUSINESS.

- I. Election of Officers

Moved by Jacob Miller, seconded by Derius Daniels to approve the nomination of Chair to Lisa Hanson.

Motion Passed.

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

Moved by Lisa Hanson, seconded by Ken Rovinski to approve the nomination of Vice Chair to Jacob Miller.

Motion Passed.

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

Moved by Ken Rovinski, seconded by Jacob Miller to approve the nomination of Secretary of the Planning Commission to the Director of Community & Economic Development.

Motion Passed.

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

2. (OMA 24-01) Consideration with possible action on a request to amend the City's Official Map by removing future Lafayette Drive extension to future Eric Street extension and replace with a cul-de-sac at the end of Lafayette Drive, submitted by Brad Rymer, Vierbicher, applicant, on behalf of Thomas and Mary Saphner, property owners. (Ald. K. Hinkfuss, District 12).

Moved by Jacob Miller, seconded by Ken Rovinski to deny the request to amend the City's Official Map by removing future Lafayette Drive extension to future Eric Street extension and replace with a cul-de-sac at the end of Lafayette Drive.

Motion Passed.

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

3. (ZP 24-17) Public hearing on a request for a Conditional Use Permit to establish a general industrial use at 3885 Finger Rd, submitted by Robert Mach and Cleveland Hardware and Forging, on behalf of the City of Green Bay, property owner. (Ald. J. 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:

Bill Hoben - 1341 S State St., Green Bay Drop Forge (Applicant)

Jim Grzeca - 3667 Finger Rd.

Wes Dorner – 707 S Northview Rd., Humboldt

Robert Mach – 2260 Salscheider Ct., Howard - Mach IV Engineering & Surveying (Petitioner)

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.

4. (ZP 24-17) Consideration with possible action on a request for a Conditional Use Permit to establish a general industrial use at 3885 Finger Rd, submitted by Robert Mach and Cleveland Hardware and Forging, on behalf of the City of Green Bay, property owner. (Ald. J. Grant, District I).

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve a Conditional Use Permit to establish a general industrial use at 3885 Finger Rd., subject to compliance with Zoning Ordinance 19-23 and all other regulations of the Green Bay Municipal Code.

Moved by Jacob Miller, seconded by Ken Rovinski to open the floor.

Motion Passed.

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

Speakers: Robert Mach – 2260 Salscheider Ct., Howard - Mach IV Engineering & Surveying (Petitioner)

Moved by Jacob Miller, seconded by Derius Daniels to close the floor.

Motion Passed.

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

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve a Conditional Use Permit to establish a general industrial use at 3885 Finger Rd., subject to compliance with Zoning Ordinance 19-23 and all other regulations of the Green Bay Municipal Code.
Motion Passed.

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

5. (CPA 24-01) Public Hearing on a request to amend the City's Comprehensive Plan for the property located at 2532 University Avenue, 2540 University Avenue, and 2500 Block University Avenue (Parcel 21-1249-1-3) from a combination of Light Industrial and Commercial land uses to Medium/High Density Residential Use.

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:

Brad Reiner - 400 Security Blvd., Vierbicher

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.

6. (CPA 24-01) Consideration with possible action on a request to amend the City's Comprehensive Plan for the property located at 2532 University Avenue, 2540 University Avenue, and 2500 Block University Avenue (Parcel 21-1249-1-3) from a combination of Light Industrial and Commercial land use to Medium/High Density Residential land use.

Moved by Jacob Miller, seconded by Kelsey Lutzow to approve to amend the City's Comprehensive Plan for the property located at 2532 University Avenue, 2540 University Avenue, and 2500 Block University Avenue (Parcel 21-1249-1-3) from a combination of Light Industrial and Commercial land use to Medium/High Density Residential land use.

Motion Passed.

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

7. (ZP 24-18) Public hearing on a request for a rezone at 2532 University Avenue from General Commercial (C1) to Varied Density Residential (R3) submitted by Steve Bieda of Vierbicher; RTH LLC, property owner. (Ald. C. 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 wishing to speak. Hearing/seeing no one, the public hearing was closed.

8. (ZP 24-18) Consideration with possible action on a request for a zoning district change at 2532 University Avenue from General Commercial (C1) to Varied Density Residential (R3), submitted by Steve Bieda of Vierbicher; RTH LLC, property owner. (Ald. C. Stevens, District 5).

Moved by Jacob Miller, seconded by Kelsey Lutzow to approve a zoning district change at 2532 University Avenue from General Commercial (C1) to Varied Density Residential (R3).
Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

- Deputy Director Buchanan provided a progress report on the City's developments.
- Principal Planner Buck provided an update on the GoBigGreenBay Comprehensive Plan rewrite.

2. Date of next meeting: July 22, 2024.

G. ADJOURNMENT.

Moved by Jacob Miller, seconded by Kelsey Lutzow to adjourn.
Motion Passed.

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