



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JUNE 24, 2024, 4:30 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/85419145658?pwd=VWxYYlFIRXBMcXU3dzU0VU0xQlNKdz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 854 1914 5658

Passcode: 735080

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 Noel Halvorsen, Vice-Chair Barb Dorff, Steven Schuchart, Corey Bogenschutz, Joshua Koch, and Benjamin Andrews.

Present: Joshua Koch, Steven Schuchart, Noel Halvorsen, Corey Bogenschutz

Excused: Barbara Dorff

Absent: Benjamin Andrews

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, June 24, 2024, meeting of the Zoning & Planning

Board of Appeals.

Moved by Steven Schuchart, seconded by Joshua Koch to approve the agenda.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the May 20, 2024, meeting.

Moved by Joshua Koch, seconded Steven Schuchart to approve the minutes.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.

E. REGULAR BUSINESS.

- I. (Appeal 24-18) Consideration with possible action on a variance request from 1st Security Credit Union, property owner and Brett Paul of XSite Real Estate applicant; requesting to exceed drive-through facility standards for placement of drive through window and menu board between the front façade of a building and street at the 3000 block of Finger Road (Parcel 21-7596). (Ald. J. Hutchison, District 2)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

The applicant sought one variance from the Green Bay Municipal Code, Chapter 44: Zoning. Sec. 44-1584 (m.) 1. No drive-through windows and menu board shall be located between the front face of the principal building and the street.

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on having any conflict of interest. All Board members affirmed that they do not. Chair Noel Halvorsen affirmed the Board of Appeals Board Members on receiving any communication about this matter. All Board members affirmed that they have not.

Chair affirmed Jon LeRoy

Chair affirmed Brett Paul

Speakers:

Brett Paul - 745 McClintock Dr, Burr Ridge, IL 60527

Moved by Joshua Koch, seconded by Steven Schuchart to approve a variance request from Brett Paul, applicant, and 1st Security Credit Union, property owner; requesting to exceed drive-through facility standards for placement of drive through window and menu boards

between the front façade of a building and street at the 3000 block of Finger Road (Parcel 21-7596).

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.

2. (Appeal 24-19) Consideration with possible action on a variance request from Paula Neyrick, property owner and applicant; requesting to exceed driveway standards in a front and side yard at a single or two family residential home at 1989 Candle Way. (Ald. K. Hinkfuss, District 12)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

The applicant sought two variances from the Green Bay Municipal Code, Chapter 44: Zoning Sec. 44-1746 (2) c. Single family and two family residential driveways.

Driveways shall lead from the public right-of-way directly to a garage door opening plus 24 inches on either side of said door or to a legal surface parking space. Driveways are regulated as follows: Attached garages. Driveways leading to attached garages shall meet the applicable side or rear setbacks for principal structures established in the district in which it is situated or shall meet the side setback of the existing attached garage, whichever is less. Sec. 44-1747(b)(3)(c.) One uncovered parking space is permitted in the side yard alongside a garage provided said space is not located between the building and the street and is set back from the side and rear lot lines by no fewer than 2.5 feet.

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on having any conflict of interest. All Board members affirmed that they do not.

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on receiving any communication about this matter. All Board members affirmed that they have not.

Chair Noel Halvorsen affirmed Jon LeRoy.

Chair Noel Halvorsen affirmed Paula Neyrick.

Chair Noel Halvorsen affirmed Paul Vanhandel.

Speakers:

Paula Neyrick, 1989 Candle Way

Paul Vanhandel, 1981 Candle Way

Moved by Joshua Koch, seconded by Corey Bogenschutz to deny a request for variance from Paula Neyrick, property owner and applicant; requesting to exceed driveway standards in a front and side yard at a single or two family residential home at 1989 Candle Way.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.

3. (Appeal 24-20) Consideration with possible action on a variance request from Kristina Coppo of Fox Cities Sign, applicant, Gandrud Ivan Chevrolet Inc, property owner; requesting

to exceed monument sign standards at 1001 Auto Plaza Drive. (Ald. W. Morgan, District 3)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

The applicant seeks one variance from the Green Bay Municipal Code, Chapter 30: Signs.
Sec. 30-6, Table 30-2

Max height of a monument sign is 6 feet.

Moved by Steven Schuchart, seconded by Corey Bogenschutz to table until the next meeting, a variance request from Kristina Coppo of Fox Cities Sign, applicant, Gandrud Ivan Chevrolet Inc, property owner; requesting to exceed monument sign standards at 1001 Auto Plaza Drive. (Ald. W. Morgan, District 3).

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, No- None, Abstain- Joshua Koch.

4. (Appeal 24-21) Consideration with possible action on a variance request from Jason Frisch of HJ Martin, property owner and applicant, requesting to exceed minimum front yard setback requirements for a freestanding sign in an industrial zoned district at 1609 Western Avenue. (Ald. M. Eck, District 11)

The Board may convene in closed session pursuant to Sections 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Board will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

The applicant seeks one variance from the Green Bay Municipal Code, Chapter 30: Signs.
Sec. 30-37 - Signs permitted in Industrial Districts.

Table 30-3. Front yard setback for signage is a minimum setback of 10 feet.

The applicant sought to create a monument sign placement approximately 3 feet setback along the industrially zoned area of the property along the Western Avenue street frontage.

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on having any conflict of interest. All Board members affirmed that they do not.

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on receiving any communication about this matter. All Board members affirmed that they have not.

Chair Noel Halvorsen affirmed Jon LeRoy.

Chair Noel Halvorsen affirmed Jason Frisch of HJ Martin.

Speaker:

Jason Frisch - 3469 Baywatch Dr

Moved by Steven Schuchart, seconded by Joshua Koch to approve a request for variance from Jason Frisch of HJ Martin, property owner and applicant, requesting to exceed minimum front yard setback requirements for a freestanding sign in an industrial zoned

district at 1609 Western Avenue.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.

F. INFORMATIONAL.

1. Discussion regarding the jurisdiction of the Board of Appeals.

Discussion regarding the jurisdiction of the Board of Appeals was presented by the Law Department.

2. Date of next meeting: July 15, 2024

G. ADJOURNMENT.

Moved by Joshua Koch, seconded by Steven Schuchart to adjourn.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Corey Bogenschutz, Joshua Koch, No- None, Abstain- None.