



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 15, 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, Barbara Dorff, Noel Halvorsen

Excused: None

Absent: Corey Bogenschutz , Benjamin Andrews

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, July 15, 2024, meeting of the Zoning & Planning

Board of Appeals.

Moved by Barbara Dorff, seconded by Joshua Koch to approve.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the June 24, 2024 meeting.

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

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

E. REGULAR BUSINESS.

- I. (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.

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on having any conflict of interest. All Board members affirmed that they do not, except for Joshua Koch, stating a conflict of interest and recused himself from participation. 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 Kristina Coppo

Speakers:

Kristina Coppo - Fox Cities Signs, 2375 W. Nordale Dr.

Moved by Barbara Dorff, seconded by Noel Halvorsen to approve the variance to create a new freestanding monument sign which is 25 feet in height and 7.8 feet in width, with condition of no other advertising copy beneath the 7.8 feet x 8.9 feet branding to be located at the top of sign; now or in the future.

Motion Passed.

Yes- Noel Halvorsen, Barbara Dorff, No- Steven Schuchart, Abstain- Joshua Koch.

2. (Appeal 24-22) Consideration with possible action on a variance request from Yanelly Corona, property owner and applicant; requesting to exceed alley driveway standards in a rear yard for a single-family home at 121 S Quincy Street.

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 44: Zoning. Sec. 44-1746 g. Alley drives. The driveway may extend to the garage opening or may extend into the lot for 30 feet in width and 40 feet in depth but shall not extend into the side yard setbacks.

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 Yanelly Corona

Chair Noel Halvorsen affirmed David Boyce

Speakers:

Yanelly Corona - 1475 Morrow St.

David Boyce - 123 S Quincy St.

Moved by Joshua Koch, seconded by Barbara Dorff to approve the variance to exceed alley driveway standards in a rear yard for a single-family home, to allow for an 80 foot long driveway off the alley, subject to Community and Economic Development staff approval of a revised site plan which addresses storm water runoff.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

3. (Appeal 24-23) Consideration with possible action on a variance request from Zina Cooper, property owner and Steven Bieda of Vierbicher, applicant; requesting to exceed rear yard setback standards and exceed standards for placement of primary a primary entrance to a single-family detached dwelling located at 3576 Van Laanen Rd.

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 two variances from the Green Bay Municipal Code, Chapter 44: Zoning.

44-554 Lot Dimensions and Building Bulk Requirements (R I District) Table 44-2: Minimum rear yard setback is 25 feet.

44-1580(a) Residential Uses: Single-family detached dwelling in all residential districts, the primary entrance shall be located on the facade front a public 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 Noel Halvorsen affirmed Jon LeRoy

Chair affirmed Zina Cooper

Chair affirmed Jim Wolfe, Vierbicher representative

Speakers:

Jim Wolfe, Vierbicher - 400 Security Blvd, Ste. 1

Zina Cooper - 3576 Van Laanen Rd

Moved by Joshua Koch, seconded by Steven Schuchart to approve the variance to exceed rear yard setback standards permitting an addition to the home which allows for the rear yard building wall to be within 7' 8" of the southern property line and exceed standards for placement of primary a primary entrance to a single-family detached dwelling by allowing the primary entry of the dwelling to face the side yard (east side).

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

4. (Appeal 24-24) Consideration with possible action on a variance request from Eric Gabrielson, property owner and applicant; seeking to exceed driveway standards for a one- or two-family residence at 875 Hubbard Street.

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 44:

Sec. 44-1756 Driveways shall lead from the public right of way to a garage door opening plus 24 inches on either side of said door or to a legal parking surface.

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 Eric Gabrielson

Chair affirmed Samantha Miester

Speakers:

Eric Gabrielson - 875 Hubbard St
Samantha Miester - 875 Hubbard St

Moved by Barbara Dorff, seconded by Steven Schuchart to approve the variance to exceed driveway standards for a one- or two-family residence at 875 Hubbard Street to permit a driveway to exceed 10 feet past the garage door opening to the north with conditions that a revised site plan designing a new turfstone paver driveway extending westbound to the edge of the existing sidewalk which leads from the detached garage to the primary residence be submitted to Community and Economic Development staff. The overall length of the new expansion shall be at least 15 feet and the width shall be 8 feet.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Barbara Dorff, Joshua Koch, No- None, Abstain- None.

F. INFORMATIONAL.

1. Date of next meeting: August 19, 2024

2. Report on BOA items for first half of 2024.

Report provided by Jon LeRoy.

G. PUBLIC HEARINGS.

None

H. ADJOURNMENT.

Moved by Barbara Dorff, seconded by Steven Schuchart to adjourn.

Motion Passed.

Yes- Noel Halvorsen, Steven Schuchart, Barbara Dorff, Joshua Koch, No- None, Abstain- None.