



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 23, 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, Emma Fulwilder and Kelsey Lutzow.

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

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, September 23, 2024, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Derius Daniels 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.

1. Approval of the minutes from the Monday, September 9, 2024 meeting.

Moved by Ken Rovinski, seconded by Kelsey Lutzow to approve 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.

1. (ZP 24-31) Public hearing on a request to rezone parcels 6H-1247-2, 6H-1247-3, 6H-4447, 6H-4448, 6H-4449 which are generally located at the eastern terminus of Lafayette Street and the southern terminus of Eric Street from RR Rural Residential to R1 Low Density Residential, submitted by Brad Rymer of Vierbicher, on behalf of Tom and Mary Saphner, property owners. (Ald. K. Hinkfuss, District 12)

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 Rymer-Vierbicher - 400 Security Blvd

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 24-31) Consideration with possible action on a request to rezone parcels 6H-1247-2, 6H-1247-3, 6H-4447, 6H-4448, 6H-4449 which are generally located at the eastern terminus of Lafayette Street and the southern terminus of Eric Street from RR Rural Residential to R1 Low-Density Residential, submitted by Brad Rymer of Vierbicher, on behalf of Tom and Mary Saphner, property owners. (Ald. K. Hinkfuss, District 12)

Moved by Derius Daniels, seconded by Kelsey Lutzow to approve the rezone of parcels 6H-1247-2, 6H-1247-3, 6H-4447, 6H-4448, 6H-4449 which are generally located at the eastern terminus of Lafayette Street and the southern terminus of Eric Street from RR Rural Residential to R1 Low-Density Residential, submitted by Brad Rymer of Vierbicher, on behalf of Tom and Mary Saphner, property owners. (Ald. K. Hinkfuss, District 12).
Motion Passed.

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

3. (ZP 24-30) Public hearing on a request to rezone 2491 University Avenue from C-1, General Commercial, to C-2, Highway Commercial, submitted by Bryan Pfeffer of Robert E. Lee & Associates, on behalf of Club Car Wash Green Bay University Ave LLC, property owner. (Ald. J. Prestley, District 6)

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:

Jared Schmidt - 1250 Centennial Blvd

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 24-30) Consideration with possible action a request to rezone 2491 University Avenue from C-1, General Commercial, to C-2, Highway Commercial, submitted by Bryan Pfeffer of Robert E. Lee & Associates, on behalf of Club Car Wash Green Bay University Ave LLC, property owner. (Ald. J. Prestley, District 6)

Moved by Ken Rovinski, seconded by Jacob Miller to approve a request to rezone 2491 University Avenue from C-1, General Commercial, to C-2, Highway Commercial, submitted by Bryan Pfeffer of Robert E. Lee & Associates, on behalf of Club Car Wash Green Bay University Ave LLC, property owner. (Ald. J. Prestley, District 6).

Motion Passed.

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

F. INFORMATIONAL.

1. (PP 24-01) SolSmart Solar Market Growth Support - Workshop/Informational only

Department of Public Works, Clean Energy Connector - Alex Galt presented.

2. Director's report.

Deputy Development Director - Matthew Buchanan presented the Director's report.

3. Date of next meeting: October 7, 2024

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded Jacob Miller to adjourn.

Motion Passed.

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