



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, OCTOBER 7, 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: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder

Excused: Kelsey Lutzow

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, October 7, 2024, meeting of the Green Bay Plan

Commission.

Moved by Ken Rovinski, seconded by Jacob Miller to approve the agenda.

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder,

No- None, Abstain-None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the September 23, 2024, meeting.

Moved by Ken Rovinski, seconded by Jacob Miller to approve minutes.

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder,

No- None, Abstain-None.

E. REGULAR BUSINESS.

1. (ZP 24-32) Public Hearing on a request to rezone properties along the west side of St. Agnes Drive from Low-Density Residential (R1) district to Medium-Density residential (R2) district, submitted by Community and Economic Development. (Ald. Eck, District 11)

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.

2. (ZP 24-32) Consideration with possible action on a request to rezone properties along the west side of St. Agnes Drive from Low-Density Residential (R1) district to Medium-Density residential (R2) district, submitted by Community and Economic Development. (Ald. Eck, District 11)

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve a request to rezone properties along the west side of St. Agnes Drive from Low-Density Residential (R1) district to Medium-Density residential (R2) district, submitted by Community and Economic Development. (Ald. Eck, District 11)

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder,

No- None, Abstain-None.

3. (ZP 24-33) Public Hearing on a request to rezone 1830 Military Access Road (Parcel 6-310) from Low-Density Residential (R1) district to Public Institutional (PI) district and General Commercial (C1) district, submitted by Dan Van Straten of Highland Crest Baptist Church,

Property Owner. (Ald. Eck, District 11)

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:

Rick Fisher - W13654 Balsam Lake Road

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 24-33) Consideration with possible action on a request to rezone 1830 Military Access Road (Parcel 6-310) from Low-Density Residential (RI) district to Public Institutional (PI) district and General Commercial (CI) district, submitted by Dan Van Straten of Highland Crest Baptist Church, Property Owner. (Ald. Eck, District 11)

Moved by Derius Daniels, seconded by Jacob Miller to approve, as recommended by staff, the rezone 1830 Military Access Road (Parcel 6-310) from Low-Density Residential (RI) district to Public Institutional (PI) district. Staff recommends the entire property rezone from Low-Density Residential (RI) to Public Institutional (PI), submitted by Dan Van Straten of Highland Crest Baptist Church, Property Owner.

Motion Passed.

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

5. (ZP 24-34) Public Hearing on a request for a Conditional Use Permit for a carriage house at 1824 Tenth Avenue, submitted by Andrew Mevis, property owner. (Ald. Johnson, District 9)

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:

Andrew Mevis - 1824 Tenth Ave

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. (ZP 24-34) Consideration with possible action on a request for a Conditional Use Permit for a carriage house at 1824 Tenth Avenue, submitted by Andrew Mevis, property owner. (Ald. Johnson, District 9)

Moved by Jacob Miller, seconded by Ken Rovinski to approve a Conditional Use Permit subject to the following conditions for a carriage house at 1824 Tenth Avenue, submitted by

Andrew Mevis, property owner. (Ald. Johnson, District 9)

Conditions:

1. An approved Variance for Section 44-1580(g)(5) relating to lot size for carriage houses.
2. The height of the primary structure (house) shall exceed the height of the accessory structure (carriage house) at the time of occupancy of the carriage house.
3. At least one unit on this parcel shall be owner-occupied.
4. Only one unit on this parcel is allowed to be a short-term rental (as defined by Green Bay Municipal Code).
5. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

7. (CSM 24-15) Consideration with possible action on a request to create a 3-lot Certified Survey Map that includes public street dedication at 2035 Crestwood Springs Drive (Parcel 6H-4449), 2041 Crestwood Springs Drive (6H-4448), 2045 Crestwood Springs Drive (6H-4447), 0 Bayberry Court (6H-1247-2), and 0 Packerland Drive (Parcel 6H-1247-3), submitted by Brad Rymer of Vierbicher, on behalf of Thomas and Mary Saphner, property owners. (Ald. Hinkfuss, District 12)

Moved by Jacob Miller, seconded by Derius Daniels to approve to create a 3-lot Certified Survey Map that includes public street dedication at 2035 Crestwood Springs Drive (Parcel 6H-4449), 2041 Crestwood Springs Drive (6H-4448), 2045 Crestwood Springs Drive (6H-4447), 0 Bayberry Court (6H-1247-2), and 0 Packerland Drive (Parcel 6H-1247-3), submitted by Brad Rymer of Vierbicher, on behalf of Thomas and Mary Saphner, property owners. (Ald. Hinkfuss, District 12)

Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

Deputy Director Matthew Buchanan provided the Director's report.

2. Date of next meeting: November 4, 2024.

G. ADJOURNMENT.

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

Motion Passed.

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