



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 4, 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: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Kelsey Lutzow

Excused: Emma Fulwilder

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, November 4, 2024, meeting of the Green Bay Plan

Commission.

Moved by Derius Daniels, seconded by Ken Rovinski to approve the change of agenda items order to reflect item number nine and item number ten to come after item number two.

Motion Passed.

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

Moved by Kelsey Lutzow, seconded by Derius Daniels to approve agenda.

Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the October 7, 2024, meeting.

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

Motion Passed.

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

E. REGULAR BUSINESS.

- I. [ITEM HELD AT PETITIONERS REQUEST] (ZP 24-40) Public Hearing on a request to establish a Planned Unit Development located at 1835 Ridge Road and 1820 Frank Street, submitted by Vierbicher on behalf of Kuehn Ridge Holdings LLC, property owner (Ald. C. Wery, District 8) **[PUBLIC HEARING and CONSIDERATION WITH POSSIBLE ACTION IS POSTPONED]**

Moved by Jacob Miller, seconded by Ald. Jim Hutchison to hold item to establish a Planned Unit Development located at 1835 Ridge Road and 1820 Frank Street, at petitioners' request.

Motion Passed.

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

2. [ITEM HELD AT PETITIONERS REQUEST] (ZP 24-41) Public Hearing on a request to establish a Planned Unit Development located at 1825 Frank Street, submitted by Vierbicher on behalf of WISC Short Term Rentals LLC, property owner (Ald. C. Wery, District 8). **[PUBLIC HEARING and CONSIDERATION WITH POSSIBLE ACTION IS POSTPONED]**

Moved by Jacob Miller, seconded by Ald. Jim Hutchison to hold the request to establish a

Planned Unit Development located at 1825 Frank Street, at the petitioners' request.
Motion Passed.

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

9. (ZP 24-39) Public Hearing on a request to amend a Planned Unit Development located at 226 Borneman Street, submitted by Summit BHC on behalf of 226 Borneman 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.

Speakers:

Alison Denil - 2782 Continental Dr; Facility CEO, SBH-Green Bay LLC dba Willow Creek Behavioral Health

John Flanagan - 501 Corp Center Blvd, Suite 600; VP Development Summit Behavioral Healthcare, LLC/Summit BHC

Randy Schmude - 425 Bader St

Emily Hall - 120 Berger St

Steven Konkell - 120 Berger St

Wendy Crosby - 2960 Durham Rd

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.

10. (ZP 24-39) Consideration with possible action on a request to amend a Planned Unit Development located at 226 Borneman Street, submitted by Summit BHC on behalf of 226 Borneman LLC, property owner (Ald. C. Stevens, District 5).

Moved by Jacob Miller, seconded by Derius Daniels to open the floor to applicants only for questions.

Motion Passed.

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

Speakers:

Alison Denil - 2782 Continental Dr; Facility CEO, SBH-Green Bay LLC dba Willow Creek Behavioral Health

John Flanagan - 501 Corp Center Blvd, Suite 600; VP Development Summit Behavioral Healthcare, LLC/Summit BHC

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, Kelsey Lutzow,
No-None, Abstain-None.

Moved by Jacob Miller, seconded by Kelsey Lutzow to approve as written, the request to amend a Planned Unit Development located at 226 Borneman Street.

Motion Passed.

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

3. (ZP 24-35) Public hearing on a request to rezone properties located at 1644, 1648, 1652, and 1656 Deckner Avenue and 129, 133, 137, and 145 Oak Grove Avenue from General Commercial (CI) District to Office-Residential (OR) District, submitted by Dennis and Cindy Scherer and the City of Green Bay Community and Economic Development Department (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.

Speakers:

Jose Frayre - 133 Oak Grove 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.

4. (ZP 24-35) Consideration with possible action on a request to rezone properties located at 1644, 1648, 1652, and 1656 Deckner Avenue and 129, 133, 137, and 145 Oak Grove Avenue from General Commercial (CI) District to Office-Residential (OR) District, submitted by Dennis and Cindy Scherer and the City of Green Bay Community and Economic Development Department (Ald. C. Stevens, District 5).

Moved by Ken Rovinski, seconded by Kelsey Lutzow to approve the request to rezone properties located at 1644, 1648, 1652, and 1656 Deckner Avenue and 129, 133, 137, from General Commercial (CI) District to Office-Residential (OR) District, with the exception of property 145 Oak Grove Avenue to remain as currently zoned.

Motion Passed.

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

5. (ZP 24-36) Public hearing on the request for a Conditional Use Permit (CUP) to allow a substation/distribution equipment use within the (GI) General Industrial district at 2020 North Quincy Street in the form of a Battery Energy Storage System (BESS). Tern Energy Storage LLC-petitioner, US Venture Inc-Property Owner (Ald. 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 Pitts - 300 E John Carpenter Freeway, Irving, TX

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 24-36) Consideration and possible action on the request for a Conditional Use Permit (CUP) to allow a substation/distribution equipment use within the (GI) General Industrial district at 2020 North Quincy Street in the form of a Battery Energy Storage System (BESS). Tern Energy Storage LLC-petitioner, US Venture Inc-Property Owner (Ald. Prestley, District 6).

Moved by Ken Rovinski, seconded by Jacob Miller to approve, as recommended by staff, the request for a Conditional Use Permit (CUP) to allow a substation/distribution equipment use within the (GI) General Industrial district at 2020 North Quincy Street in the form of a Battery Energy Storage System (BESS), subject to one condition; compliance with the regulations of the municipal code.

Motion Passed.

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

7. (ZP 24-38) Public hearing on the request for a Conditional Use Permit (CUP) to allow a single-family residential property use within the (R3) Varied-Density Residential district at 815 N Webster Avenue; Christian Ortega of Ortegas properties LLC, applicant and property owner (Ald. A. Proffitt, District 7).

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:

Christian Ortega - 815 N Webster 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.

8. (ZP 24-38) Consideration with possible action on the request for a Conditional Use Permit (CUP) to allow a single-family residential property use within the (R3) Varied-Density Residential district at 815 N Webster Avenue; Christian Ortega of Ortegas properties LLC, applicant and property owner (Ald. A. Proffitt, District 7).

Moved by Ken Rovinski, seconded by Jacob Miller to approve, as recommended by staff, the request for a Conditional Use Permit (CUP) to allow a single-family residential property use within the (R3) Varied-Density Residential district at 815 N Webster Avenue.

Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

Deputy Development Director Matthew Buchanan provided the Director's report.

2. Date of next meeting: November 25, 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, Kelsey Lutzow, No-None, Abstain-None.