



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, NOVEMBER 18, 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, and Joshua Koch.

Present: Steven Schuchart, Corey Bogenschutz, Joshua Koch

Excused: Noel Halvorsen, Barbara Dorff

Absent: Benjamin Andrews

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, November 18, 2024, meeting of the Zoning &

Planning Board of Appeals.

Moved by Corey Bogenschutz, seconded by Steven Schuchart to approve the agenda.
Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the October 21, 2024 meeting.

Moved by Steven Schuchart, seconded by Corey Bogenschutz to approve minutes.
Motion Passed.

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

E. REGULAR BUSINESS.

- I. (Appeal 24-38) Consideration with possible action on a request from Lloyd Carpenter, applicant and Timothy Schuelke of Sloco Real Estate, LLC, property owner; requesting to construct a parking lot which exceeds impervious surface and perimeter landscape buffer standards for a multi-family residential use within an (OR) Office Residential zoning district. (Ald. M. Eck, District 11)

The applicant seeks two variances from the Green Bay Municipal Code, Chapter 44, Zoning:

44-620 Table 44-6 (OR District) Maximum impervious surface permitted on a parcel is 60 percent.

Applicant seeks 80.2 percent

44-1964 Perimeter landscape buffer.

For non-residential or multifamily uses when adjacent to a property used for residential purposes, the buffer shall be at least 20 feet in width.

Applicant seeks buffer as narrow as three feet in width along east side of property adjacent to a residential home.

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

Board member Joshua Koch affirmed Jon LeRoy

Board member Joshua Koch affirmed Stephen Wesoloski

Speaker: Stephen Wesoloski - 2052 Cottage Rd.

Moved by Steven Schuchart, seconded by Corey Bogenschutz to approve the request to construct a parking lot which exceeds impervious surface (Relating to 44-620 Table 44-6

(OR District)). To approve the request to narrow the perimeter landscape buffer standards for a multi-family residential use within an (OR) Office Residential zoning district (Relating to 44-1964 Perimeter landscape buffer)).

Motion Passed.

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

F. INFORMATIONAL.

1. Date of next meeting: December 16, 2024.

2. Discussion on meeting date for Zoning and Planning Board of Appeals for January 2025.

Staff discussed potential dates to reschedule our January 2025 meeting as it falls on the 20th - Martin Luther King Day; City Hall is closed for observance. A final decision will be made at our next meeting on December 16, 2024.

G. ADJOURNMENT.

Moved by Corey Bogenschutz, seconded by Steven Schuchart to adjourn the meeting.

Motion Passed.

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