



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 7, 2025, 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.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, April 7, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the March 10, 2025, meeting.

E. Regular Business.

- I. (ZP 25-06) Public Hearing on a request for a Planned Unit Development to create a multi-family residential use located at 306 and 308 Mather Street, 709 Alma Street, 301 James Street, 305 James Street, 307 James Street, and 309 James Street; submitted by Collin Arndt of Somerville, applicant; Terri Refsguard of NEW Community Shelter Inc, property owner

(Ald. A. Proffitt, District 7).

2. (ZP 25-06) Consideration with possible action on a request for a Planned Unit Development to create a multi-family residential use located at 306 and 308 Mather Street, 709 Alma Street, 301 James Street, 305 James Street, 307 James Street, and 309 James Street; submitted by Collin Arndt of Somerville, applicant; Terri Refsguard of NEW Community Shelter Inc, property owner (Ald. A. Proffitt, District 7).
3. (CPA 25-01) Public hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for 1135 Guns Road, 1141 Guns Road, and the 1100 Block of Guns Road (Parcel 21-463-4) from future Low-Density Residential land-use to Medium/High Density Residential and Light Industrial land-uses, submitted by Todd Devillers of TMD Properties, on behalf of Twelve LLC, Nelson Yair Melgar, and Keith Schneider, property owners (Ald. B. Morgan, District 3).
4. (CPA 25-01) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for 1135 Guns Road, 1141 Guns Road, and the 1100 Block of Guns Road (Parcel 21-463-4) from future Low-Density Residential land-use to Medium/High Density Residential and Light Industrial land-uses, submitted by Todd Devillers of TMD Properties, on behalf of Twelve LLC, Nelson Yair Melgar, and Keith Schneider, property owners (Ald. B. Morgan, District 3).
5. (ZP 25-08) Pubic Hearing on a request to rezone 1135 Guns Road, 1141 Guns Road, and the 1100 Block of Guns Road (Parcel 21-463-4) from General Commercial (C1) to Light Industrial (LI) and Varied Density Residential (R3), submitted by Todd Devillers of TMD Properties, on behalf of Twelve LLC, Nelson Yair Melgar, and Keith Schneider, property owners (Ald. B. Morgan, District 3).
6. (ZP 25-08) Consideration with possible action on a request to rezone 1135 Guns Road, 1141 Guns Road, and the 1100 Block of Guns Road (Parcel 21-463-4) from General Commercial (C1) to Light Industrial (LI) and Varied Density Residential (R3), submitted by Todd Devillers of TMD Properties, on behalf of Twelve LLC, Nelson Yair Melgar, and Keith Schneider, property owners (Ald. B. Morgan, District 3).
7. (ZP 25-10) Public Hearing on a request for a Conditional Use Permit (CUP) to allow a multiple-message sign at the 2400 Block of West Mason Street (Parcel 6H-1110-23), submitted by Trevor Bowman of Lamar Central Outdoor, LLC, applicant and easement holder; GB Real Estate Investments LLC, property owner (Ald. M. Eck, District 11).
8. (ZP 25-10) Consideration with possible action on the request for a Conditional Use Permit (CUP) to allow a multiple-message sign at the 2400 Block of West Mason Street (Parcel 6H-1110-23), submitted by Trevor Bowman of Lamar Central Outdoor, LLC, applicant and easement holder; GB Real Estate Investments LLC, property owner (Ald. M. Eck, District 11).
9. (TA 25-01) Public Hearing on a request to Amend Section 44-469(1) Green Bay Municipal Code, modifying the limit on events and days of operation per calendar year for rummage sales, submitted by the City of Green Bay Community and Economic Development Department on behalf of Alderperson Proffitt, District 7.
10. (TA 25-01) Consideration with possible action on a request to Amend Section 44-469(1)

Green Bay Municipal Code, modifying the limit on events and days of operation per calendar year for rummage sales, submitted by the City of Green Bay Community and Economic Development Department on behalf of Alderperson Proffitt, District 7.

F. Informational.

1. Director's report.
2. Date of next meeting: April 28, 2025.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.