



MINUTES 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.

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, April 7, 2025, 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,
No-None, Abstain-None.

D. APPROVAL OF MINUTES.

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

Moved by Emma Fulwilder, seconded by Ken Rovinski to approve the minutes.

Motion Passed.

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

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).

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:

Mark Berglund - 806 N Broadway

David Osburn - 2043 Farlin Av

Ald. Bill Morgan, District 3 - 2405 Grouse Ct

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 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).

Moved by Jacob Miller, seconded by Ken Rovinski to approve with conditions.

The following conditions:

1. Adoption of the draft PUD.
2. Consolidation of individual lots.

Motion Passed.

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

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).

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:

Darwin Swille, Twelve LLC - 558 Gwynn St., Allouez

Randy Swille, Twelve LLC - 514 Phoebe St

Steve Bieda, Vierbicher - 400 Security Blvd

Mark Veras, RE Commercial - 677 Baeten Rd

Ald. Bill Morgan, District 3 - 2405 Grouse Ct

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. (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).

Medium/High Density Residential land use amendment request and denial of the Light Industrial land use amendment request.

Moved by Ken Rovinski, seconded by Jim Hutchison to open the floor to the developer.

Motion Passed.

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

Speakers:

Steve Bieda, Vierbicher - 400 Security Blvd

Todd DeVillers - 401 Saint Mary's Blvd, Allouez

Darwin Swille, Twelve LLC - 558 Gwynn St., Allouez

Randy Swille, Twelve LLC - 514 Phoebe St

Moved by Derius Daniels, seconded by Emma Fulwilder to close the floor.

Motion Passed.

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

Moved by Ken Rovinski, seconded by Jim Hutchison to hold for staff exploration on a possible text amendment to allow for distribution uses in the C1 zoning district.

Motion Passed.

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

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).

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:

Steve Bieda, Vierbicher - 400 Security Blvd

Todd DeVillers - 401 Saint Mary's Blvd., Allouez

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 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).

Moved by Jacob Miller, seconded by Derius Daniels to hold the request.

Motion Passed.

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

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).

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.

No Speakers

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 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).

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the request, subject to:

1. A site plan and applicable permit applications are submitted to the Department of Community and Economic Development for review and approval. Said plan shall include a panel which does not exceed 650 square feet in size.
2. A site plan submitted which accounts for future redevelopment of the parcel noting location of driveways, ingress/egress and building locations. The billboard location shall not impede vehicular or pedestrian access to the site. The billboard shall not be located directly over any new buildings nor placed directly in front of any new buildings.
3. The sign permit application shall not be valid unless approved by the Director of Public Works or their designee.
4. The Department of Public Works shall be provided with the means to turn off a digital billboard in the case of hazardous glare, interference with the visibility or effectiveness of a traffic signal or control, or other traffic hazard caused by the sign.
5. The owner of the sign shall maintain up-to-date contact information with the Department of Public Works. The contact information is to provide 24 hours per day, 7 days per week access to a person or persons that is/are available at all times to respond to a hazardous sign situation.
6. The proposed signage shall meet all of the requirements of Article III, Off-Premise Advertising, Green Bay Zoning Code.

Motion Passed.

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

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.

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:

Ald. Alyssa Proffitt, District 7 - 1262 Cherry St

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. (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.

Moved by Ken Rovinski, seconded by Jacob Miller to approve the amendment, the total number of events per year is (four) 4; the total number of days per year is (sixteen) 16.
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.

Development Director Cheryl Renier-Wigg provided the Director's Report.

2. Date of next meeting: April 28, 2025.

G. ADJOURNMENT.

Moved by Jacob Miller, seconded by Derius Daniels to adjourn.

Motion Passed.

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