



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 11, 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: Lisa Hanson, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: Jacob Miller

Absent: None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, August 11, 2025, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the agenda for the August 11, 2025, meeting of the Plan Commission.

Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the Monday, July 28, 2025, meeting.

Moved by Ken Rovinski, seconded by Derius Daniels to approve the minutes for the July 28, 2025, meeting.

Motion Passed.

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

E. REGULAR BUSINESS.

- I. (ZP 25-22) Public Hearing for a request to rezone properties at 519 South Oneida St (Parcels 2-45 and 2-984) from General Commercial (CI) and General Industrial (GI) to Public Institutional (PI), submitted by City of Green Bay Department of Public Works, property owner (Ald. B. Johnson, District 9).

Chair Lisa Hanson read into record the rules and procedures for the public hearing. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:

David Buck

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

2. (ZP 25-22) Consideration with possible action on a request to rezone properties at 519 South Oneida St (Parcels 2-45 and 2-984) from General Commercial (CI) and General Industrial (GI) to Public Institutional (PI), submitted by City of Green Bay Department of Public Works, property owner (Ald. B. Johnson, District 9).

Moved by Derius Daniels, seconded by Ken Rovinski to approve a rezone of properties at 519 South Oneida St (Parcels 2-45 and 2-984) from General Commercial (CI) and General Industrial (GI) to Public Institutional (PI) as recommended by staff.

Motion Passed.

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

3. (ZP 25-20) Public Hearing for a request to rezone property at 520 S Oakland from General Industrial (GI) to Public Institutional (PI), submitted by Jerry Bader of Samaritan's Heart, Inc, property owner and applicant (Ald. B. Johnson, District 9).

Chair Lisa Hanson read into record the rules and procedures for the public hearing. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:
Sawyer Van Camp

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

4. (ZP 25-20) Consideration with possible action on a request to rezone property at 520 S Oakland from General Industrial (GI) to Public Institutional (PI), submitted by Jerry Bader of Samaritan's Heart, Inc, property owner and applicant (Ald. B. Johnson, District 9).

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve a request to rezone property at 520 S Oakland from General Industrial (GI) to Public Institutional (PI) as recommended by staff.

Motion Passed.

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

5. (ZP 25-21) Public Hearing on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 315 N. Ashland Avenue (Parcel 5-615), submitted by Brian Coppock, property owner (Ald. A. Proffitt, District 7).

Chair Lisa Hanson read into record the rules and procedures for the public hearing. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:
Dena Mooney
Brian Coppock – 315 N Ashland Ave

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

6. (ZP 25-21) Consideration with possible action on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 315 N. Ashland Avenue (Parcel 5-615), submitted by Brian Coppock, property owner (Ald. A. Proffitt, District 7).

Moved by Ken Rovinski, seconded by Kelsey Lutzow to approve a single-family home in the Office-Residential (OR) Zoning District at 315 N. Ashland Avenue subject to the following conditions:

1. All necessary building permits for the conversion of a two-family dwelling to a single-family dwelling must be obtained by the property owner.
2. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

F. INFORMATIONAL.

1. (PP 23-01) Comprehensive Plan Draft Review Update

– Principal Planner, David Buck, presented the Comprehensive Plan Update.

2. Director's report.

– Development Director, Cheryl Renier-Wigg, presented the Director's Report.

3. Special Meeting for Comprehensive Plan: September 4, 2025
Next Regular Meeting: September 8, 2025.

G. ADJOURNMENT.

1. Adjournment of the Monday, August 11, 2025, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Derius Daniels to adjourn the meeting.

Motion Passed.

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