



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, DECEMBER 8, 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, December 8, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the November 17, 2025, meeting.

E. Regular Business.

- I. (ZP 25-34) Public Hearing on a request to amend a Planned Unit Development located at 2300-2400 E Mason Street (East Town Mall), submitted by John Palmer on behalf of Sky Green Bay LLC, property owner. (Ald. B. Morgan, District 3)

2. (ZP 25-34) Consideration with possible action on a request to amend a Planned Unit Development located at 2300-2400 E Mason Street (East Town Mall), submitted by John Palmer on behalf of Sky Green Bay LLC, property owner. (Ald. B. Morgan, District 3)
3. (ZP 25-35) Public Hearing on a request for a Conditional Use Permit at 1336 Thrush Street (Parcel 18-12-E) to allow minor motor vehicle repair in the General Industrial (GI) Zoning District, submitted by Tyler Johnson, applicant; MSL Investments, LLC, property owner. (Ald. B. Delie, District 10)
4. (ZP 25-35) Consideration with possible action on a request for a Conditional Use Permit at 1336 Thrush Street to allow minor motor vehicle repair in the General Industrial (GI) Zoning District, submitted by Tyler Johnson, applicant; MSL Investments, LLC, property owner (Ald. B. Delie, District 10).

F. Informational.

1. Director's report.
2. Next Meeting: January 12, 2025.

G. Adjournment.

1. Adjournment of the Monday, December 8, 2025, meeting of the Green Bay Plan Commission.

- 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.