



MINUTES 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.

Present: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: None

Absent: None

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Monday, December 8, 2025, meeting of the Green Bay Plan Commission.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the November 17, 2025, meeting.

E. REGULAR BUSINESS.

1. (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)

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:

Stephanie Hummel – Staff

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 25-34) 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)

Moved by Ken Rovinski, seconded by Kelsey Lutzow to approve a request to amend a Planned Unit Development subject to the draft Planned Unit Development (PUD) amendment. (ZP 25-34)

Motion Passed.

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

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)

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 – Staff

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 25-35) 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).

Moved by Jacob Miller, seconded by Emma Fulwilder to approve a request for a Conditional Use Permit at 1336 Thrush Street to allow minor motor vehicle repair in the General Industrial (GI) Zoning District subject to the following condition:

- I. A change of use site plan is submitted and approved by the Community and Economic Development Department.

Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

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

2. Next Meeting: January 12, 2026.

G. ADJOURNMENT.

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

Moved by Ken Rovinski, seconded by Emma Fulwilder to adjourn.

Motion Passed.

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