



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 26, 2026, 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/89807832363?pwd=hbXVaci8EmXu3rNzVafMVwXDhFg693.I>

Or call in by phone: +1 312 626 6799

Meeting ID: 898 0783 2363

Passcode: 421007

If you wish to leave a comment for this public meeting, 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 arrived at 6:10pm.

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, January 26, 2026, meeting of the Green Bay Plan Commission.

Moved by Jacob Miller, 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.

1. Approval of the minutes from the January 12, 2026 meeting.

Moved by Ald. Jim Hutchison to approve the minutes to amend the voting to include his voting for all items that did not record while online at a remote location, seconded by Jacob Miller. Motion Passed.

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

E. REGULAR BUSINESS.

1. (CPA 26-01) Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 801 and 821 Lime Kiln Road from future Neighborhood Commercial land-use to Regional Commercial land use, submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, 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:

Dena Mooney – Staff

Ald. Bill Morgan – 2405 Gross St.

Robert Every – 561 Easton Valley Rd., Franconia, NH

Jaclyn Hentges – 997 Thornberry Creek Dr., Hobart

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. (CPA 26-01) Consideration with possible action on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 801 and 821 Lime Kiln Road from future Neighborhood Commercial land-use to Regional Commercial land use, submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, LLC, property owner. (Ald. B. Morgan, District 3)

Moved by Commissioner Jacob Miller, seconded by None to deny the Comprehensive Plan change as recommended by staff. Motion Failed.

Yes-None, No-None, Abstain-None.

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the request to amend the Go Big Green Bay 2050 Comprehensive Plan for 801 and 821 Lime Kiln Road from future Neighborhood Commercial land-use to Regional Commercial land use. Motion Passed. Yes—Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—Jacob Miller, Abstain—None.

3. (ZP 26-01) Public Hearing on a request to rezone properties located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2), submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, 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:

Dena Mooney – Staff

Ald. Bill Morgan – 2405 Gross St.

Robert Every – 561 Easton Valley Rd., Franconia, NH

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

4. (ZP 26-01) Consideration with possible action on a request to rezone properties located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2), submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, LLC, property owner. (Ald. B. Morgan, District 3)

Moved by Ken Rovinski, seconded by Derius Daniels to approve the request to rezone properties located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2). Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

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

2. Next Meeting: February 23, 2026

–The February 09, 2026, meeting of the Plan Commission has been canceled.

G. ADJOURNMENT.

- I. Adjournment of the Monday, January 26, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Jacob Miller to adjourn the meeting. Motion Passed.
Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.