



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, FEBRUARY 23, 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

Others Present: Logan Wood (Legal), Alder Craig Stevens, Alder Alyssa Proffitt, Alder Bill Morgan, Alder Melinda Eck, Alder Kathy Hinkfuss

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, February 23, 2026, meeting of the Green Bay Plan Commission.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the January 26, 2026, meeting.

Moved by Board Member 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, Kelsey Lutzow, No-None, Abstain-None.

E. REGULAR BUSINESS.

- I. (ZP 26-02) Public Hearing on a Conditional Use Permit to allow a Boarding House located at 633 E Walnut Street, submitted by Abby Brezinski of the Jackie Nitschke Center, property owner.

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 any one else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

2. (ZP 26-02) Consideration with possible action on a Conditional Use Permit to allow a Boarding House located at 633 E Walnut Street, submitted by Abby Brezinski of the Jackie Nitschke Center, property owner.

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve a Conditional Use Permit to allow a Boarding House located at 633 E Walnut Street subject to the following conditions:

1. Any increase in beds and/or capacity shall require an amendment to the Conditional Use Permit.
2. This Conditional Use Permit is for Boarding House use only; any programming changes may require an amendment to this Conditional Use Permit if programming falls outside the Green Bay Municipal Code's definition of Boarding House.

3. Exterior changes to this structure shall be approved by the Zoning Administrator keeping the principles of historic preservation in mind.
4. No building addition shall extend past the front (E Walnut Street) building façade.
5. On-site parking requirements shall be 2 spaces provided per every 3 employees on the largest shift.
6. If there are changes to ownership or program type that would increase vehicular needs at this property, parking availability shall be increased per the Green Bay Municipal Code.
7. The applicant shall provide an assessment easement with parcel #11-233 for access to the rear parking area on this parcel.
8. Compliance with all regulations of the Green Bay Municipal Code.

Motion passed.

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

3. (TA 26-01) Public Hearing on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Food Trucks and Food Truck Assembly.

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 any one else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

4. (TA 26-01) Consideration with possible action on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Food Trucks and Food Truck Assembly.

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Food Trucks and Food Truck Assembly. Motion Passed.

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

5. (TA 25-06) Public Hearing on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals.

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:

Jon LeRoy – Staff

Ald. Kathy Hinkfuss – 525 Antelope Trl.
Mark Danen – 825 Spring Hills Ct., Ledgeview

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.

6. (TA 25-06) Consideration with possible action on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals.

Moved by Jacob Miller, seconded by Derius Daniels to approve amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals.

Motion Passed.

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

Speakers:

Jon LeRoy – Staff

Alder Bill Morgan – 2405 Gross St.

Alder Alyssa Proffitt – 1262 Cherry St.

Logan Wood, Legal – Staff

Alder Jim Hutchison – Board Member

F. INFORMATIONAL.

1. Director's report.

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

2. Next Meeting: Monday, March 9, 2026

G. ADJOURNMENT.

1. Adjournment of the Monday, February 23, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Jacob Miller to adjourn. Motion Passed.

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