



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 13, 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

Excused: None

Absent: None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, April 13, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Derius Daniels to approve the agenda. Motion Passed. Yes—Jacob Miller, 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 March 23, 2026, meeting.

Moved by Ken Rovinski, seconded by Jacob Miller 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 26-05) Public Hearing on a request for a Conditional Use Permit to allow for a building to exceed maximum height requirements for property located in a Public Institutional (PI) district located at 511 S Oneida Street, submitted by Jacob Thiem of City of Green Bay Public Works Department, property owner (Ald. J. Ridderbush, District 8).

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

2. (ZP 26-05) Consideration with possible action on a request for a Conditional Use Permit to allow for a building to exceed maximum height requirements for property located in a PI Public Institutional zoned district at 511 S Oneida Street; submitted by Jacob Thiem of City of Green Bay Public Works Department-applicant, City of Green Bay-property owner (Ald. J. Ridderbush, District 8).

Moved by Ken Rovinski, seconded by Jacob Miller to approve a Conditional Use Permit to allow for a building to exceed maximum height requirements for property located in a PI Public Institutional zoned district at 511 S Oneida Street. Motion Passed.

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

3. (ZP 26-06) Public Hearing on a request for a Conditional Use Permit to allow for an accessory dwelling unit at an R1 Low-Density Residential zoned parcel at 123 Joan Avenue; submitted by Michael Kopke; applicant and property owner. (Ald. C. Stevens, District 5).

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

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 26-06) Consideration with possible action on a request for a Conditional Use Permit to allow for an accessory dwelling unit at an R1 Low-Density Residential zoned parcel at 123 Joan Avenue; submitted by Michael Kopke; applicant and property owner. (Ald. C. Stevens, District 5).

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve a Conditional Use Permit to allow for an accessory dwelling unit at an R1 Low-Density Residential zoned parcel at 123 Joan Avenue. Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

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

2. Next Meeting: Monday, April 27, 2026.

G. ADJOURNMENT.

1. Adjournment of the Monday, April 13, 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.