



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 27, 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, and Emma Fulwilder

Excused: Kelsey Lutzow

Others Present: Doug Orlowski—Alder, District 5

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, July 27, 2026, meeting of the Green Bay Plan Commission.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the July 13, 2026, meeting.

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

E. REGULAR BUSINESS.

- I. (ZP 26-25) Public Hearing on a request for a Conditional Use Permit to build a single-family home within the R-3 Varied Density Residential zoned district at 921 Smith Street, submitted by Matthew Sahs of Green Bay Habitat for Humanity, applicant and property owner (Ald. A. Proffitt, District 7).

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 26-25) Consideration with possible action on a request for a Conditional Use Permit to build a single-family home within the R-3 Varied Density Residential zoned district at 921 Smith Street, submitted by Matthew Sahs of Green Bay Habitat for Humanity, applicant and property owner (Ald. A. Proffitt, District 7).

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

3. (ZP 26-26) Public Hearing on a request for a Conditional Use Permit at 2222 Deckner Avenue/2300 Block Newberry Avenue, seeking to create a telecommunications tower/wireless communications facility in a PI Public Institutional district, submitted by Brad

Herm of Nsighttel Wireless d/b/a Cellcom on behalf of Green Bay Area Public School District Preble, property owner (Ald. D. Orlowski, 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:

Dena Mooney—Staff

Richard Lardinois—316 Blonde Ave.

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 26-26) Consideration with possible action on a request for a Conditional Use Permit at 2222 Deckner Avenue/2300 Block Newberry Avenue, seeking to create a telecommunications tower/wireless communications facility in a PI Public Institutional district, submitted by Brad Herm of Nsighttel Wireless d/b/a Cellcom on behalf of Green Bay Area Public School District Preble, property owner (Ald. D. Orlowski, District 5).

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to open the floor. Motion Passed. Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder. No—None. Abstain—None.

Speakers:

Arthur Hall—470 Security Blvd.

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

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

5. (ZP 26-28) Public Hearing on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 703 Wilson Avenue, submitted by Huseyin Kurtul of Carpentyr LLC on behalf of Matt Olmeda, 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:

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.

6. (ZP 26-28) Consideration with possible action on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 703 Wilson Avenue, submitted by Huseyin Kurtul of Carpentyr LLC on behalf of Matt Olmeda, property owner (Ald. B. Delie, District 10).

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

7. (TA 26-05) Public Hearing regarding text amendments to various sections of Chapter 44 of the Green Bay Municipal Code relating to Animal Boarding Facility, Kennel, Shelter, submitted by Community and Economic Development.

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.

8. (TA 26-05) Consideration with possible action on text amendments to various sections of Chapter 44 of the Green Bay Municipal Code relating to Animal Boarding Facility, Kennel, Shelter, submitted by Community and Economic Development.

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

F. INFORMATIONAL.

1. (TA 26-04) Public Hearing on a request to amend various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables has been removed and the Public Hearing will commence at a later date.

This Public Hearing will commence at the August 10, 2026, Plan Commission meeting.

2. (TA 26-04) Consideration with possible action on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables, submitted by

Community and Economic Development has been removed and the item will commence at a later date.

This item will commence at the August 10, 2026, Plan Commission meeting.

3. Director's report.

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

4. Next Meeting: August 10, 2026

G. ADJOURNMENT.

I. Adjournment of the Monday, July 27, 2026, 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. No—None. Abstain—None.