



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 10, 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, and Kelsey Lutzow.

Others Present: Melinda Eck, District 11, Leah Weycker, Military Avenue Business Improvement District

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, August 10, 2026, meeting of the Green Bay Plan Commission.

Moved by Derius Daniels, seconded by Ald. Jim Hutchison to approve the agenda with the correction for items E. 3 and 4, changing the address from 2665 Ironwood Drive to 2265 Ironwood Drive. 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 July 27, 2026, meeting.

Moved by Ald. Jim Hutchison, seconded by Jacob Miller to approve. 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 26-29) Public Hearing on a request for a Conditional Use Permit to permit a Community Center use within a Low-Density Residential District (RI) at 1444 and 1448 Harvey Street, submitted by Neufeld Enterprises II, LLC, applicant and property owner (Ald. J. Prestley, District 6).

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

David Martin—320 S Military 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.

2. (ZP 26-29) Consideration with possible action on a request for a Conditional Use Permit to permit a Community Center use within a Low-Density Residential District (RI) at 1444 and 1448 Harvey Street, submitted by Neufeld Enterprises II, LLC, applicant and property owner (Ald. J. Prestley, District 6).

Moved by Ken Rovinski, seconded by Jacob Miller to approve allowing for community center use classification for two parcels within an RI Low-Density Residential District, subject to the following conditions:

1. Community center use must be used in conjunction with Boys and Girls Club community center use.
2. 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. (ZP 26-30) Public Hearing on a request for a Conditional Use Permit to construct an accessory metal shed which exceeds more than 120 square feet in a Low-Density Residential District (R-1) at 2665 Ironwood Drive, submitted by Matthew Haile, property owner and applicant (Ald. M. Eck, District 11).

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 26-30) Consideration with possible action on a request for a Conditional Use Permit to construct an accessory metal shed which exceeds more than 120 square feet in a Low-Density Residential District (R-1) at 2665 Ironwood Drive, submitted by Matthew Haile, property owner and applicant (Ald. M. Eck, District 11).

Moved by Jacob Miller, seconded by Kelsey Lutzow to approve a request for a Conditional Use Permit to construct an accessory metal shed which exceeds more than 120 square feet in a Low-Density Residential District (R1) at 2265 Ironwood Drive, subject to the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. If any evidence of corrosion occurs on the shed, corrective actions must be taken by the property owner to repair corrosion or the metal-sided building must be removed.

Motion Passed.

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

5. (CPA 26-05) Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from future Regional Commercial land use to

Mixed Residential land use, submitted by Community and Economic Development Department (Ald. M. Eck, District 11).

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

Leah Weycker—425 S. Military Ave.—Military Avenue Business Improvement District

Cindy Kasson—815 Irvington St.

David Martin—320 S. Military Ave.

Melinda Eck—Alder, District 11

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. (CPA 26-05) Consideration with possible action on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from future Regional Commercial land use to Mixed Residential land use, submitted by Community and Economic Development Department (Ald. M. Eck, District 11).

Moved by Emma Fulwilder, seconded by Ken Rovinski to approve the request, excluding 901 Irvington Street. Motion Passed.

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

7. (ZP 26-31) Public Hearing on a request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (C1) to Low-Density Residential (R1), submitted by Community and Economic Development Department (Ald. M. Eck, District 11).

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

Leah Weycker—425 S. Military Ave.—Military Avenue Business Improvement District

Cindy Kasson—815 Irvington St.

David Martin—320 S. Military 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.

8. (ZP 26-31) Consideration with possible action on a request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (C1) to Low-Density Residential (R1), submitted by Community and Economic Development Department (Ald. M. Eck, District 11).

Moved by Jacob Miller, seconded by Ken Rovinski to amend the request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (C1) and Highway Commercial (C2) to Low-Density Residential (R1) to rezone to Office Residential (OR), excluding 901 Irvington Street. Motion Passed.

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

9. (SC 26-01) Consideration with possible action on a request to authorize the partial closure of the 700 Block of Weise Street, submitted by the City of Green Bay Department of Public Works (Ald. J. Prestley, District 6 and Ald. A. Proffitt, District 7).

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve. 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: August 31, 2026

G. ADJOURNMENT.

1. Adjournment of the Monday, August 10, 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.