

**MINUTES
GREEN BAY PLAN COMMISSION
Monday, March 9, 2015
City Hall, Room 604
6:00 p.m.**

MEMBERS PRESENT: Maribeth Conard–Chair, Sid Bremer, Ald. Jerry Wiezbiskie, Tim Gilbert, Tim Duckett

MEMBERS EXCUSED: Linda Queoff – Vice Chair and Heather Mueller

OTHERS PRESENT: Kim Flom, Paul Neumeyer, Stephanie Hummel, Todd Thomas, Dave Fry, Justin Kaminski, Ald. Andy Nicholson

APPROVAL OF MINUTES:

Approval of the minutes from the February 9, 2015, Plan Commission meeting

A motion was made by Ald. J. Wiezbiskie and seconded by T. Gilbert to approve the minutes from the February 9, 2015, Plan Commission meeting. Motion carried.

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

M. Conard stated they will be discussing Agenda Item #2 first.

2. (ZP 15-06) Discussion and action on the request to amend an approved Conditional Use Permit (CUP) to authorize a larger monument sign in a Low Density Residential (R1) District located at 653 and 655 Woodside Road, submitted by Todd Thomas, Creative Sign Co, on behalf of Dave Fry, property owner, Angels on Humboldt Assisted Living. (Ald. J. Wiezbiskie, District 1)

P. Neumeyer stated this is a request to amend an existing Conditional Use Permit (CUP) on Woodside and Humboldt Road. The property was developed in 1998 and a Conditional Use Permit (CUP) was approved for two 16 bed Community Based Residential Facilities (CBRF) on the site. The CUP had required a smaller monument sign not to exceed 16 sq. ft. per side for a total of 32 sq. ft. It is unclear why the signage was restricted to that size. The CBRF is now under new ownership and the new owner would like to replace the existing sign. They would like a sign that is approximately 38 sq. ft. per side. The sign will remain in the same general location and would be visible to Humboldt Road. Ald. J. Wiezbiskie and affected property owners were notified of the request. No calls or objections were received. Planning staff is recommending approval of the request by referring back to the current chapter which allows 50 sq. ft. for a monument sign.

Ald. J. Wiezbiskie asked how this sign compares to the signs at Mackinaw’s or Fajita Republic and if the new sign is comparable to other signs in the area. P. Neumeyer stated that those

signs are bigger and are also in a different zoning district and the sign would be considered comparable to others in the area.

M. Conard suspended the rules for public comments.

Todd Thomas – 505 Lawrence Drive, De Pere: T. Thomas stated that Angels on Humboldt Assisted Living does have a second location in De Pere. He then addressed Ald. J. Wiezbiskie's questions regarding the signs in the I43 Business District and stated that the signs there are at least 48 sq. ft. or larger. The sign is a good representation of what is on the property.

S. Bremer asked where the sign will be located. T. Thomas stated it will basically be in the same location, but turned so that it can be seen coming down Humboldt or approaching Humboldt from Woodside Road.

M. Conard returned the meeting to regular order of business.

A motion was made by S. Bremer and seconded by Ald. J. Wiezbiskie to amend an approved Conditional Use Permit (CUP) to authorize a larger monument sign in a Low Density Residential (R1) District located at 653 and 655 Woodside Road, subject to the standards found in Chapter 13-2007(c). Motion carried.

1. (ZP 14-39) Discussion and action on the request for a Conditional Use Permit (CUP) for a proposed U-Haul[®] Moving & Storage Store at 2201 Main Street to include self-service storage and retail uses within the Light Industrial (LI) District, submitted by Justin Kaminski, U-Haul[®] Company of Northern Wisconsin & the U.P. (Ald. A. Nicholson, District 3).

P. Neumeier stated this is a request for a Conditional Use Permit (CUP) within the Light Industrial District to permit retail uses as well as self-service storage uses. The subject property is a former Kmart store and Rogan's Shoes as an existing tenant. The Comprehensive Plan shows primarily commercial uses in this area. The current zoning is not compatible with the City's Comprehensive Plan for commercial; however, with the use of a CUP, it will make it consistent with the Comprehensive Plan. The subject property is approximately 10 acres in size with an existing building of about 116,000+ sq. ft. U-Haul[®] would occupy about 87,000+ sq. ft. of the existing building. A site plan has been submitted for initial review and Planning staff is working with the applicant regarding a number of different points, including some façade changes, which is attached in the meeting packet. The applicant has made a good faith attempt to make an investment in the property and bring the building up to current standards. Ald. A. Nicholson and affected property owners have been notified of this request. One letter of objection has been received, which is attached in the meeting packet. P. Neumeier went through each condition of approval briefly.

A conversation then ensued between Commissioners and P. Neumeier regarding the conditions of approval. Ald. J. Wiezbiskie asked for clarification regarding condition #8 and what is meant by "parcels" and what is meant on the site plans regarding "proposed building A, B, and C".

P. Neumeier stated he was not sure regarding the "Proposed Building" sites listed on the site plan as that was not on the original site plan; however the applicant was here to answer their questions.

T. Duckett asked what was meant regarding bringing the parking lot up to code. P. Neumeyer stated it would entail reconstructing the parking lot and addressing storm water management and complying with the Zoning code requirements such as interior lot landscaping.

S. Bremer asked if the proposed buildings were the site of the new outlots. P. Neumeyer stated no, that there would be one outlot and that was suggested to be along Main Street.

M. Conard suspended the rules for public comments.

Justin Kaminski – 2201 N. Main Street: J. Kaminski stated he is the U-Haul[®] Company President of Northern Wisconsin & the U.P. He gave a brief overview of the project and the location and history of the subject site. Their plan is to invest \$3.5 million for renovations of the building and property. This will include self-storage units, a retail show room, interior tenant improvements, and exterior architectural enhancements. U-Haul[®] wants to be a partner with the community and contribute to the economy in terms of employment and property sales tax. The store will have approximately 35 employees with the intention of relocating regional offices to this location. This property was selected because renting of vehicles and incidental storage is a permitted use as well as allowed motor vehicle rental use, and well established retail use in the LI zone. U-Haul[®] would temporarily park vehicles on parts of existing C1 zoned facing Main Street. They are requesting that Plan Commission recognize the established retail use character of Rogan's Shoes and former Kmart building and grant a CUP for self-storage inside an existing building.

J. Kaminski then briefly discussed the conversations he had with Planning staff. They are ready to agree to a majority of the conditions with a few exceptions. He then handed out a brochure that had an updated site plan and a list of conditions they were not fully agreeing to. J. Kaminski questioned the need for site plan compliance.

K. Flom stated that because this is a Conditional Use Permit, and not a land use permitted as of right now, there are a number of conditions requested to ensure that the development works within the context of the area. Because a site plan, that meets the requested conditions, has not yet been submitted, Planning staff felt it important to give the Plan Commission an opportunity to view the current conditions of the site and to see proposed improvements. In addition, the site plan is typically required due to the change of use within the building.

J. Kaminski stated the current site plan no longer includes "proposed building" A, B, or C sites. He stated that as far as the outlot goes, they will market it for two years.

Ald. Jerry Wiezbiskie asked what their plans would be for the outlot after the two years. J. Kaminski stated that they would use it for visibility of their property. They would propose putting in six to eight pieces of vehicular equipment, like cargo vans, to extend visual off of Main Street. Ald. J. Wiezbiskie stated that would be an issue for him. He stated that there are now three site plans they are looking at and they want to see one plan with changes. J. Kaminski stated the plan that is in the brochure is the current site plan.

A conversation ensued between Plan Commissioners and J. Kaminski regarding the parking issues and why U-Haul[®] did not want to comply with the conditions.

J. Kaminski stated if they keep the parking as requested by Planning Staff, it will cut into the advertising and visibility of the services they have to offer.

M. Conard asked P. Neumeyer if there is a “sunset” of two years placed on the outlot. P. Neumeyer stated there are no such limitations. S. Bremer confirmed with P. Neumeyer that the display parking is to be in one area, south end of the property along Main Street, and not along both E. Mason and Main as shown in their “current” site plan. P. Neumeyer stated that was correct. J. Kaminski stated they are looking for an area for their overflow of equipment. He stated there will be times they may have excess equipment and may exceed the number of display parking spaces.

J. Kaminski continued going through modifications proposed by U-Haul. M. Conard asked if they were not going to repair the parking lot. J. Kaminski stated no. They interpreted the zoning code as only have to patch the parking and maintain the current amount of green space.

T. Duckett stated that the items being brought up at this time should have been talked about with Planning staff prior to the meeting, and feels these issues need to be referred back to the Planning staff to go through each condition. J. Kaminski agreed and stated it would be a good idea to schedule a meeting with P. Neumeyer to go over some of the issues they have with the Planning staff’s conditions. All Plan Commissioners agreed.

A motion was made by T. Duckett and seconded by Ald. J. Wiezbiskie to refer the request for a Conditional Use Permit (CUP) for a proposed U-Haul Moving & Storage Store at 2201 Main Street to include self-service storage and retail uses within the Light Industrial (LI) District, back to Planning staff to work with the applicant on potential conditions of approval. Motion carried.

OTHER:

Director’s Update on Council Actions

K. Flom informed the Plan Commission of the following items:

- City Council moved all items forward per Plan Commission’s recommendation. These items included the Staybridge Hotel, CBRF for Attic to expand four beds, and CUP to convert the two-family back into a single family home on N. Maple.
- There will be an advisory meeting on Thursday, March 12, 2015, for the Grandview Place to discuss the results of the neighborhood meeting that occurred in February. After the advisory meeting, the item may be going back to City Council on March 16, 2015.
- Stephanie Hummel, Planner I, was introduced to the Plan Commission.

SUBMITTED PETITIONS: (for informational purposes only)

A motion was made by T. Duckett and seconded by Ald. J. Wiezbiskie to adjourn. Motion carried.

Meeting adjourned at 6:43 p.m.