

MINUTES
GREEN BAY PLAN COMMISSION
Monday, April 24, 2017
City Hall, Room 604
6:00 p.m.

****For more detailed information regarding the meeting, please see the meeting video on our website at <http://greenbaywi.gov/event/plan-commission-meeting-92/> and follow the time stamp listed on each item.**

MEMBERS PRESENT: Maribeth Conard–Chair, Tim Gilbert–Vice-Chair, Ald. David Nennig, Sid Bremer, Lisa Hanson, and Jerry Wiezbiskie

MEMBERS EXCUSED: Jacob Miller

OTHERS PRESENT: Kevin Vonck, Cheryl Renier-Wigg, Paul Neumeyer, Mark Lyons, Stephanie Hummel, Dave Chrouser, and Steven Seymour

APPROVAL OF MINUTES:

Approval of the minutes from the April 10, 2017, Plan Commission meeting. (0:00:24)

A motion was made by S. Bremer and seconded by J. Wiezbiskie to approve the minutes from the April 10, 2017, Plan Commission meeting. Motion carried.

COMMUNICATIONS:

OLD BUSINESS:

1. (TA 17-02) Consideration with possible action on the request of Ald. Guy Zima to have the city consider amending the Zoning Code to allow for a Conditional Use Permit (CUP) procedure in the General Commercial (C1) District to allow for limited outdoor display of sale items. (0:00:50)

P. Neumeyer presented to Commissioners the staff report, recommendation, and draft Ordinance. Ald. G. Zima was unable to attend the meeting but indicated to staff that the display/sale area should be increased from 150 to 200 sq. ft. Staff is recommending approval of the request, subject to the draft ordinance.

A discussion then ensued between staff and Commissioners. Information discussed included the catalyst for this request and language in the draft Ordinance. S. Bremer stated she would like to see a couple of changes to the draft Ordinance. All Commissioners were in agreement of the changes.

A motion was made by J. Wiezbiskie and seconded by T. Gilbert to amend the Zoning Code to allow for a Conditional Use Permit (CUP) procedure in the General Commercial (C1) District to allow for limited outdoor display of sale items. Motion carried.

NEW BUSINESS:

2. (ZP 17-14) Consideration with possible action on the request to rezone parcels 21-315-1 and 21-7236 from Low Density Residential (R1) to Conservancy District (Con), submitted by the City of Green Bay Planning Staff. (Ald. T. De Wane, District 2) (0:08:51)

M. Lyons presented to Commissioners the staff report and recommendation for the rezoning request. He gave a brief history of the properties and how the City acquired them. M. Lyons stated he has not received any objections to the request. Staff is recommending approval of the request.

A discussion ensued between staff and Commissioners regarding the request.

A motion was made by L. Hanson and seconded by J. Wiezbiskie to approve the rezoning of parcels 21-315-1 and 21-7236 from Low Density Residential (R1) to Conservancy District (Con). Motion carried.

3. (VR 17-01) Consideration with possible action on the request for a variance from Section 14-724 of the Subdivision and Platting Ordinance to allow for a land division less than the allowable lot area at 1121 Elizabeth Street, submitted by David Chrouser, Mau & Associates. (Ald. J. Moore, District 6) (0:11:19)

S. Hummel presented to Commissioners the staff report and recommendation for the variance request at 1121 Elizabeth Street. S. Hummel went over the criteria for a hardship with Commissioners. The variance is needed in order for the applicant to go forward with the CSM; however, the request does not meet the criteria for a hardship. Staff is recommending denial of the request.

A discussion ensued between staff and Commissioners. S. Bremer stated she will need to recuse herself from this request.

A motion was made by Ald. D. Nennig and seconded by J. Wiezbiskie to suspend the rules for public comment.

Dave Chrouser – 400 Security Blvd: D. Chrouser presented to Commissioners the ownership history of the property and the possible reason the applicant is wanting the property separated from the mobile home park.

A discussion ensued between Staff, Commissioners and the applicant. Items discussed included possible sale of the mobile home park, use of the property after separation, size of the property, and zoning.

A motion was made by J. Wiezbiskie to return the meeting back to regular order of business.

A motion was made by J. Wiezbiskie to deny the request as presented.

A discussion continued between Staff and Commissioners regarding the request. The main question/concern from Commissioners was why the applicant wants to separate the parcel. Staff stated they believe it is an ownership issue. Ald. D. Nennig stated he would like to see the item tabled to find out what the applicant's intentions are for the property.

The motion on the table to deny the request was not seconded. Motion failed.

A motion was made by L. Hanson and seconded by T. Gilbert to table the request for a variance from Section 14-724 of the Subdivision and Platting Ordinance to allow for a land division less than the allowable lot area at 1121 Elizabeth Street. Motion carried. (S. Bremer abstained from voting.)

4. Consideration with possible action on the request by Ald. Andy Nicholson to review the ordinance that allows over-sized vehicles, trailers, etc. parking with possible action. Recommendation: Receive & Place on file. (0:24:47)

A motion was made by T. Gilbert and seconded by L. Hanson to suspend the rules for public comment.

Steven Seymour – 2544 Heather Road: S. Seymour stated his displeasure of the violations that are present in his neighborhood as well as oversized vehicles parked in places they should not be parking.

A discussion ensued between Staff, Commissioners, and S. Seymour.

J. Wiezbiskie was excused from the meeting at 6:33 pm.

A motion was made by S. Bremer and seconded by L. Hanson to receive and place on file the request by Ald. Andy Nicholson to review the ordinance that allows over-sized vehicles, trailers, etc. parking with possible action. Motion carried.

INFORMATIONAL:

OTHER:

Director's Update on Council Actions. (0:38:17)

K. Vonck reported the following information from the April 18, 2017, Council Meeting:

- The following Ordinances were approved: The rezoning of 721 Nicolet Ave from R1 District to OR District and the rezoning of 2603 Nicolet Drive from C1 District to R1 District.
- All items on the April 18, 2017, GBPC Report to Council were approved for Council Action.

K. Vonck then went over the summer meeting Schedule with Commissioners.

SUBMITTED PETITIONS: (for informational purposes only)

A motion was made by S. Bremer and seconded by L. Hanson to adjourn. Motion carried.

Meeting adjourned at 6:40 p.m.