

**MINUTES
GREEN BAY PLAN COMMISSION
Monday, May 11, 2015
City Hall, Room 604
6:00 p.m.**

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

MEMBERS EXCUSED: Linda Queoff – Vice Chair

OTHERS PRESENT: K. Flom, P. Neumeyer, Dan Lindstrom, Justin Kaminski, Steven Krause, Mark Schumacher, Beverly French, and Jesus Hernandez

APPROVAL OF MINUTES:

Approval of the minutes from the April 27, 2015, Plan Commission meeting

A motion was made by Ald. J. Wiezbiskie and seconded by H. Mueller to approve the minutes from the April 27, 2015, Plan Commission meeting. Motion carried.

COMMUNICATIONS:

M. Conard stated that the director’s report will be given at this time.

OTHER:

Director’s Update on Council Actions

Kim Flom informed the Plan Commission of the following items:

- All items recommended by the Plan Commission in March were approved by City Council.
- Amendments were made to the community gardens ordinance by City Council and the public.
- Dan Lindstrom, Planner II, has accepted a position in Madison, WI and his last day will be June 1, 2015.

OLD BUSINESS:

1. Request by Ald. Chris Wery, on behalf of residents, to consider naming or renaming a street after Green Bay Packer General Manager, Ron Wolf. **(Referred back from City Council on April 21, 2015)**

K. Flom stated she received an email from Ald. C. Wery last week asking that this item either be held for two more meetings or be referred to planning staff. He will have something to present at that time.

A motion was made by Ald. J. Wiezbiskie and seconded by S. Bremer to table the request by Ald. Chris Wery, on behalf of residents, to consider naming or renaming a

street after Green Bay Packer General Manager, Ron Wolf for two more meetings. Motion carried.

2. (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. Neumeyer stated this is a request for a conditional use permit for retail sales and self-storage use at 2201 Main Street. This item was presented at the March 9, 2015, meeting, at which time it was tabled for further discussion to take place with the applicant to review the conditions. The Comprehensive Plan recommends a Commercial type use along the corridor and is currently zoned Light Industrial (LI) / General Commercial (C1). The majority of the property is zoned LI and a CUP is required for both the retail and self-storage portion of the store. Planning staff has met with the applicant on three different occasions along with Ald. A. Nicholson and the conditions are now at a point where both sides agree. The conditions are listed within the meeting packet and were discussed as part of the report. Planning staff is recommending approval of the request subject to the conditions listed in the meeting packet. Ald. A. Nicholson and affected property owners were notified of the request. A letter of objection is attached with the meeting packet, which was presented at the March 9, 2015 meeting.

S. Bremer confirmed with P. Neumeyer that this is the same proposal as the March 9th meeting and that the Outlot will revert back to U-Haul[®] for their use. P. Neumeyer stated that was correct.

M. Conard asked if the landscaping plan was complete. P. Neumeyer stated that it is almost complete. As part of the final site plan approval, there will need to be a complete landscape plan. Also, as part of the conditions of approval, it can come back before the Plan Commission. M. Conard asked if there would be any additional islands added to the parking lot. P. Neumeyer stated no. He briefly went through the landscaping plans with commissioners.

M. Conard asked how the self-storage portion of the store would work. P. Neumeyer stated he would have to defer that question to the applicants.

Ald. J. Wiezbiskie questioned the need for all the parking spaces and if it is not a need, why are they all there. P. Neumeyer stated that from a building use perspective it may be over parked. Ald. J. Wiezbiskie stated that this corner is a corridor into the city and would like to see it look more appealing. P. Neumeyer stated that the applicant can answer the question better as to why the parking is needed for their product.

M. Conard suspended the rules for public comment.

Steve Krause – A representative from U-Haul: S. Krause stated he would like to address some of the questions and concerns mentioned earlier. He started by giving a list of items that are not allowed inside the storage units, which included, explosives, chemicals,

and automobiles. Most of the customers will store household and seasonal items. M. Conard asked with it being an inside storage, how will they get their items inside. S. Krause stated they are working on a couple of variations, but it will be a secured access and a controlled climate.

S. Krause then addressed Ald. J. Wiezbiskie's concerns regarding parking. He stated they will not need the entire parking lot all the time, but it would be used for special events held by the City. One of the reasons they kept the parking open was for plowing in the winter. The more islands that are put in the harder it is to remove and store the snow. M. Conard asked if that is something Planning staff can help with. S. Krause stated that is a private issue and they would either have to pay someone to haul it away or pile it somewhere on the lot.

T. Duckett asked how this space compares to the downtown store. S. Krause stated this is much larger than the downtown store. The volume of traffic does change daily and the curb "shunting" is meant for the items that will not be on the "front lines", which will hold the newer vehicles such as the pick-up trucks, vans and trailers. They do not want the larger trucks sitting in the front row. Everything is typically arranged by size.

Mark Schumacher – Smet Construction: M. Schumacher stated they are interested in bidding on the work for U-Haul®. He supports the request and feels this is a great opportunity for the City to get a good business there as the lot has been empty for approximately seven years.

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

A motion was made by T. Gilbert and seconded by S. Bremer to approve 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, subject to:

- a. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan and building plan review and approval.
- b. The developer creating at least one Outlot, consistent with existing zoning lines and standards of Chapter 13 Green Bay Zoning and Chapter 14 Subdivision & Platting, Green Bay Municipal Code. There shall be seamless parking/vehicular circulation between the proposed lot(s) and the existing U-Haul® parcel with shared legal access. The owner will list the proposed Outlot for lease or sale at market rate with a retail specialist for two years from the date of approval. If the proposed Outlot is not sold within the specified time period, the proposed lot may revert to U-Haul®.
- c. Existing parking areas are to be maintained and kept in good condition during the occupancy and operation of the building. Within two years of approval of the CUP, existing parking areas shall be resurfaced and maintained while complying with the standards found in Chapter 13 Green Bay Zoning and stormwater

management standards specified in Chapter 30, Green Bay Municipal Code, as applicable. Stalls shall be aligned compliant with Chapter 13-1700.

- d. Rogan's Shoes remain under the current lease agreement; any expansion into the subject area is only permitted by principal uses found in the General Commercial (C1) District and those uses approved for the U-Haul[®] operation contained within this CUP.
- e. Trailer/van and small commercial grade commercial vehicle display shall be limited to a total of 15 parking stalls along Main Street at the current entrance to the site and depicted on the approved final site plan. In addition, overflow and/or return vehicles/trailer parking, "shunting", customer and employee parking shall be shown on the approved final site plan.
- f. A landscape plan shall be provided as part of the site plan detailing the location of new green spaces, interior lot landscaping, sizes and locations of all new vegetation. Interior lot landscaping shall not consist of less than 5% of the paved area.
- g. Existing signage, conforming or nonconforming, may remain and may be utilized under current sign standards; any proposed signage shall be compliant with Chapter 13-2010.
- h. Architectural/Building Features. The following façade improvements shall be implemented:
 - 1. The general exterior of the building shall be maintained with no loose/chipping paint; all exteriors shall have a uniform and consistent corporate color.
 - 2. All exterior street facing walls shall have a vertical element every 30 ft. to break-up the wall mass and enhance the building facade.
 - 3. A main vertical feature shall be added to the primary entrance of the building.
- i. A final site plan and building elevations will be required to be brought back to the Green Bay Plan Commission for final review and approval.
- j. Any motor vehicle modifications are limited to products sold and installed by U-Haul[®].

Motion carried (5-1) (No – Ald. J. Wiezbiskie)

NEW BUSINESS:

- 3. (ZP 15-12) Discussion and action on the request to authorize a Conditional Use Permit (CUP) to operate a minor auto repair in a General Commercial (CI) District located at 1902 North Irwin Avenue, submitted by Beverly A. French. (Ald. J. Moore, District 7)

P. Neumeyer stated this is a request for a Conditional Use Permit at 1902 N. Irwin Avenue. The properties are comprised of two different parcels and are located between I43 and Radisson Street and along N. Irwin Avenue. The Comprehensive Plan shows

Commercial for future land use. The property at 1902 N. Irwin has a C1 zoning and the parcel to the east is zoned General Industrial (GI). The request is for a minor auto repair facility for tire sales and installation. An operating plan is attached within the meeting packet. A site plan of the operation was submitted. Planning staff does have some concerns regarding the request, which include the upkeep of the existing building and the removal of one of the two existing driveways. Ald. J. Moore and affected property owners were notified of the request. No calls were received regarding this request. Planning staff is recommending approval of the request subject to the conditions within the meeting packet.

S. Bremer asked what the specific complaints were regarding the property as one of the conditions is to address any pending complaints. P. Neumeyer stated some issues included overnight parking, and the use of the property as a whole. They will be working with the applicant to resolve any issues.

M. Conard asked if item "a" would cover the condition of the parking area as well. P. Neumeyer stated that item "a" is like an umbrella for any requirements that are required by City ordinance. The other items are more detailed conditions. She stated the property could use some work and add some landscaping. P. Neumeyer stated that can be added as a condition. Ald. J. Wiezbiskie agreed that the building could use some clean-up and some appeal.

S. Bremer asked if working on their own personal vehicles will be allowed with the CUP and if the stacking of tires outside during business hours will be allowed. P. Neumeyer stated that they are allowed to work on personal vehicles, as that is part of the operating plan, however, tires will not be allowed to be stacked outside.

T. Duckett asked how long the applicant will have to pave the parking area. P. Neumeyer stated that after going through the proper steps, he will have one year from the approved site plan to complete the work.

M. Conard suspended the rules for public comment.

Beverly French – 325 St Francis Drive: B. French stated she would answer any questions regarding the property itself and that Jesus Hernandez is here to answer any questions regarding the operation of the business. She stated she has owned the property for 10 years and does agree it needs some work. She gave a brief history of the property and stated the last two businesses on the property were not required to obtain a CUP. She did not check to see if a permit was required and believed a "repair" shop and tire sales were already conforming. She stated she is not aware of any pending complaints against the property; referring to item "d" on the list of conditions. She also stated that, regarding item "e", that the tenant has no intentions of storing the tires outside. She continued to go through the conditions and how she would be accomplishing the conditions. The condition she is most concerned with is item "f" regarding the driveway. She stated she wished to leave them both open. She stated "the left most drive" is needed for access to the billboard on the property. She is asking for the driveway to be kept and not for it to be paved due to the expense. She is willing to

pave the right driveway and parking spaces and asked P. Neumeyer to help with how much will actually have to be paved due to the size of the building.

A conversation then ensued between Commissioners, P. Neumeyer and B. French regarding paving issues regarding both driveways and the parking area. She stated that the parcel she had acquired behind her property does not have a driveway, and that is another reason she would like to keep both driveways. She does agree that landscaping is needed. S. Bremer confirmed with B. French that she is agreeable to all the conditions except for the item "f" regarding the driveway. She stated yes.

Jesus Hernandez – 1902 N. Irwin Avenue: J. Hernandez stated he is the owner of the business. He stated he does have two tow trucks. He informed the Commissioners where the trucks will be parked. He stated he does leave tires outside to let people know he does sell tires; however, when he would leave the property, the tires go back inside the garage.

M. Conard asked P. Neumeyer if it would be more appropriate for the tires to be racked than stacked, to make it more presentable. P. Neumeyer stated that would be considered as an open storage use, which is not permitted.

S. Bremer asked J. Hernandez about the storage of hazardous materials and informed him that due to the flood zone issue, they do need to be flood proofed. He stated old oil is the closest thing he would have to hazardous materials. The old oil is sealed and he will add shelving so the containers are at least 2 ft. off the ground.

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

A conversation then ensued regarding the request. Ald. J. Wiezbiskie asked P. Neumeyer if there was an issue with the tow trucks being parked out there overnight. P. Neumeyer stated he does not see a problem with vehicles associated with the business being parked there. He also has an issue with trucks driving on the lawn to get to the billboard. He suggested that the apron stay there with a gravel path back to the sign. P. Neumeyer stated no, that he would suggest closing that drive and using the other drive, and if need be pave around the building to the back. M. Conard stated she believes it is the sign company's responsibility to decide how they would change the access to and from the billboard. The discussion continued regarding the options for driving back to the billboard and the issues it poses.

S. Bremer asked P. Neumeyer to discuss the safety issues regarding having two curb cuts. He went into detail about the traffic hazards having two curb cuts would create.

D. Duckett brought up the issue of the possibility of the boom trucks breaking the concrete or asphalt as it drives up and over the curb if that curb was closed off. It was brought up that this particular entry stay open and the other drive be closed. M. Conard asked if the parking lot could be left as gravel. P. Neumeyer stated that the only way it could be left as gravel is if it was considered "grandfathered" by the Plan Commission.

T. Duckett asked B. French if she thought about putting in a drive coming off of Radisson into the back lot. She stated no and that it would be too expensive.

P. Neumeyer stated the issue is paving versus not paving; regardless, parking stalls will have to be identified and a handicapped parking space will be required.

A motion was made by S. Bremer and seconded by T. Gilbert to approve a Conditional Use Permit (CUP) to operate a minor auto repair in a General Commercial (CI) District located at 1902 North Irwin Avenue, subject to:

- a. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit (CUP), including standard site plan review and approval.
- b. Vehicles awaiting repair for more than twenty-four (24) hours or after the close of business shall be screened from view from the public right-of-way.
- c. There shall be no overnight parking of customer vehicles in the area between the street and the repair shop, but parking of personal vehicles for the employees and daytime parking of customer vehicles are permissible.
- d. Any pending complaints shall be addressed prior to occupancy.
- e. All tires shall be stored inside the building.
- f. Eliminate one of the existing drives and require paving of all proposed parking and drive areas compliant with Chapter 13-1700.
- g. Compliance with the operation plan submitted by the applicant.
- h. Indicate any improvements to be made to the existing building. Repairs shall be made to chipping and peeling paint.
- i. The subject property is located within a 100-year floodplain area; all hazardous materials shall be flood-proofed 2-feet above the base flood elevation compliant with Chapter 13-1300.
- j. There shall be no expansion of the conditional use without Plan Commission and City Council approval.
- k. Tax Parcel 21-486 is recommended for rezoning to General Commercial (C1) compliant with the City's Comprehensive Plan. In addition, if the rezoning is successful, the subject parcel shall be combined into one tax parcel with 21-487 and be included as part of the current CUP request.
- l. Minimal landscaping be added to improve the look of the property.

Motion carried.

SUBMITTED PETITIONS: (for informational purposes only)

A motion was made by H. Mueller and seconded by T. Duckett to adjourn. Motion carried.

Meeting adjourned at 7:09 p.m.