

MINUTES
GREEN BAY PLAN COMMISSION
Monday, June 8, 2015
City Hall, Room 604
6:00 p.m.

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

MEMBERS EXCUSED: Linda Queoff – Vice Chair and Heather Mueller

OTHERS PRESENT: Bill Lockery, Paul Neumeyer, Stephanie Hummel, Ald. Dave Nennig, Buck Derovin, David Schuldt, Ed Arnstad, and Joseph Lett

APPROVAL OF MINUTES:

Approval of the minutes from the May 11, 2015, Plan Commission meeting

A motion was made by S. Bremer and seconded by Ald. J. Wiezbiskie to approve the minutes from the May 11, 2015, Plan Commission meeting with the following underlined revisions on Page 5.

S. Bremer stated clarification was needed regarding tire storage for Item #3, Page 5, 4th paragraph. She stated it should read; “and tires will be allowed to be stacked outside during staffed business hours, but must be stored inside when the business is closed or not staffed.”

Motion carried.

ELECTION OF OFFICERS:

Discussion and action on the annual Election of Officers on the Plan Commission per Commission Rule #17 - Chair, Vice-Chair, and Secretary

B. Lockery called for nominations for Chair. S. Bremer nominated M. Conard for chair, seconded by T. Gilbert. B. Lockery asked three times if there were any other nominations for Chair. There were no other nominations. M. Conard will retain her position as Chair of Green Bay Plan Commission. Motion carried.

M. Conard called for nominations for Vice-Chair. M. Conard nominated L. Queoff as Vice-Chair, seconded by Ald. J. Wiezbiskie. M. Conard asked three times if there were any other nominations for Vice-Chair. There were no other nominations. L. Queoff will retain her position as Vice-Chair of Green Bay Plan Commission. Motion carried.

B. Lockery stated there will be no voting for Secretary, as that position is held by the Director, Kim Flom.

M. Conard stated the information for the public hearing has been properly posted and public notification has been published in the Green Bay Press Gazette. The GBPC is interested in hearing public comments on this subject agenda item. Rules and regulations

were then read and explained to the public regarding the hearing. The Public Hearing was then opened.

PUBLIC HEARING:

1. (CPA 15-01) A request to amend the City of Green Bay Comprehensive Plan future land use recommendations for properties generally located in the 500 Block of North Henry Street, Acme Street and Lawrence Street, south of University Avenue, from Low Density Housing, Medium/High Density Housing, Commercial and Light Industry to General Industry (Figure 22-5). (Ald. D. Nennig, District 5)

Dave Van Lanen – Bay Architects, 901 Parkview Road: D. Lanen stated they are asking to change the zoning from residential to industrial for properties located in the 500 Block of N. Henry Street. He stated there are a total of 12 lots in total, in which 10 are owned by American Foods. Neighbors have been notified of the request and a neighborhood meeting was held on 05/07/2015. The neighborhood meeting went very well and 8 - 10 people were present including P. Neumeyer and Ald. D. Nennig.

S. Bremer asked if this included the properties on Lawrence Street. D. Van Lanen stated that was correct and that those properties are already zoned industrial and would affect only the properties in the 500 block of N. Henry Street.

M. Conard asked about the other two properties not owned by American Foods. D. Van Lanen stated that one property is owned by Thompson Sheet Metal and the other is a private owned property. He also submitted letters of approval from Thompson Sheet Metal and Gauthier & Son’s Construction. She asked if this rezoning will only pertain to the residential homes, in which he stated that was correct.

Ald. Dave Nennig – District 5: Ald. D. Nennig stated that he is the Alderman for this district. He informed the Commissioners that this request should not be a surprise as American Foods has been acquiring properties as they come available. He stated that the general consensus from neighboring properties is that they are not against the request for the rezoning. Tonight they are here to address the change in the Comp Plan with a possible PUD in the future development for American Foods.

M. Conard asked if there were any other public comments. The public hearing was then closed.

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

2. (CPA 15-01) Discussion and action on the request to amend the City of Green Bay Comprehensive Plan future land use recommendation for properties generally located in the 500 Block of North Henry Street, Acme Street and Lawrence Street, south of University Avenue, from Low Density Housing, Medium/High Density Housing, Commercial and Light Industry to General Industry (Figure 22-5). (Ald. D. Nennig, District 5)

P. Neumeyer stated that there are approximately 24 parcels involved on 13 acres with American Foods being the primary land owner. The idea behind the request is to clean up

the future land use and make it one land use category, which would be General Industry; this would then allow for the expansion of American Foods as part of a future Planned Unit Development (PUD). Planning staff is recommending approval of this request subject to a PUD for any zoning changes that would involve the transition of uses and traffic implications.

S. Bremer asked if the possible PUD action along North Henry Street was intended for “no access” for American Foods and is for residential passage. P. Neumeyer stated that was correct.

A motion was made by Ald. J. Wiezbiskie and seconded by T. Duckett to approve the request to amend the City of Green Bay Comprehensive Plan future land use recommendation for properties generally located in the 500 Block of North Henry Street, Acme Street and Lawrence Street, south of University Avenue, from Low Density Housing, Medium/High Density Housing, Commercial and Light Industry to General Industry with the condition that a Planned Unit Development be considered for any zoning changes that would involve the transition of uses and traffic implications. Motion carried.

3. (ZP 15-12A) Discussion and action on the request to rezone a parcel of property to the east of 1902 North Irwin Avenue, Tax Parcel 21-486, from General Industrial (GI) to General Commercial (CI) District, submitted by City of Green Bay Planning Staff. (Ald. J. Moore, District 7)

P. Neumeyer stated this item was presented at the last Plan Commission meeting as part of a Conditional Use Permit (CUP) for a minor auto repair shop at 1902 N. Irwin Avenue. A condition of the CUP was to combine the two tax parcels and to have the subject parcel rezoned from General Industrial (GI) to General Commercial (C1) to be compliant with the Comprehensive Plan and the existing zoning with 1902 North Irwin Avenue. Planning staff is recommending approval of this request.

A motion was made by T. Gilbert and seconded by S. Bremer to approve the request to rezone a parcel of property to the east of 1902 North Irwin Avenue, Tax Parcel 21-486, from General Industrial (GI) to General Commercial (CI) District. Motion carried.

4. (TA 15-03) Discussion and action on the request to amend Chapter 13-902, Table 9-01 to permit indoor recreational facility within the General Industrial (GI) District, submitted by Mike Schumacher.

P. Neumeyer stated that there are three different Industrial Districts, Light Industrial (LI), General Industrial (GI), and Business Park District (BP). Currently the LI district is the only district that allows for indoor recreational facilities. A request was received from M. Schumacher, who owns a vacant warehouse at 1130 Frog Street, and would like to offer the property to a tenant to have an indoor recreational use for batting cages. The request is to permit indoor recreational uses in the GI District as a permitted principal use. Planning staff is recommending approval of the text amendment as proposed.

A motion was made by Ald. J. Wiezbiskie and seconded by T. Gilbert to approve the request to amend Chapter 13-902, Table 9-01 to permit indoor recreational facility within the General Industrial (GI) District. Motion carried.

5. (AV 15-02) Discussion and action on the request to vacate an unimproved alley between Van Buren Street and Webster Avenue, Block 58, Eastman's Addition. (Ald. J. Moore, District 6)

S. Hummel stated this is a request to vacate an unimproved alley between Van Buren Street and Webster Avenue. They are planning on splitting the vacated alley and attaching the land to adjoining parcels. The Comprehensive Plan recommends Light Industrial and Park uses. The area is zoned for Industrial uses. Ald. J. Moore, affected property owners, and City Departments and agencies were notified of the request and no objections or comments were received. Planning staff is recommending approval of this request with the condition that ownership and maintenance of existing storm sewer located within the vacated alley will become the responsibility of the adjacent property owners.

Joseph Lett – 700 N. Adams Street: J. Lett stated he is from WPS. He informed Commissioners that the reason for the request is due to an expansion at the WPS sub station. He stated he has spoken to adjacent landowner, Mr. Van Laanen, and he is in favor of the request.

S. Bremer asked J. Lett if Mr. Van Laanen knows about the possible responsibility he will have of the storm drain. J. Lett stated that he is not aware of that as this was a new condition that was just added.

A motion was made by Ald. J. Wiezbiskie and seconded by S. Bremer to approve the request to vacate an unimproved alley between Van Buren Street and Webster Avenue, Block 58, Eastman's Addition, subject to ownership and maintenance of existing storm sewer located within the vacated alley becoming the responsibility of the adjacent property owners and Mr. Van Laanen being advised of the change as soon as possible. Motion approved.

INFORMATIONAL:

OTHER:

Director's Update on Council Actions

B. Lockery informed the Plan Commission of the following items:

- The CUP for the U-Haul[®] project has been approved by City Council. Planning staff is currently waiting for the site plan to be submitted.

SUBMITTED PETITIONS: (for informational purposes only)

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

Meeting adjourned at 6:26 p.m.

PLEASE NOTE: Next Plan Commission meeting will be held on July 13, 2015 at 6:00 pm.