

## TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

**DATE:** 10/27/07

**TIME:** 10:33 a.m.

**PRESENT:** John Metzler, Dawn Goodman, Bob Boncher, Gary Jonet, Dianne Jacobs, Mike Gilson

**ABSENT:** Bob Geyer (this was an excused absence).

### **THERE WAS NOT AN APPROVAL OF LAST MEETING'S MINUTES SINCE THIS WAS A SPECIAL MEETING.**

John Metzler opened the meeting & noted that it was properly posted in 3 places. It was noted that Bob Geyer could not attend due to prior plans. It was also noted that Bob Boncher and Mike Gilson were not present at the Town Hall but would be meeting the Planning Commission at the Villa's Club House at 11:00 a.m.

### **ISSUE #1: Discuss Planning Commission trip to view the Proposed Tree Trimming Plans and Site at the Edgewater Bluff Villas.**

This matter was sent to the Planning Commission by the Town of Green Bay Town Board in order to review the situation and then set up a time to go out to the site to review the actual trees in question and see the site to clarify matters. The Town Board asked that a recommendation then be made to them for their November Town Meeting.

The Planning Commission members present once again reviewed copies of the Foth & Van Dyke Engineering Evaluation of Edgewater Bluff Villas from August 30, 1994. They also reviewed the "Town Board of Town of Green Bay Final Approval Resolution For Edgewater Bluff Villas".

Then the Planning Commission members headed over to the Edgewater Bluff Villas Club House for the scheduled 11:00 a.m. meeting and viewing of the actual site. Bob Boncher and Mike Gilson joined them there. The Planning Commission heard once again from the Condo Association representative, Mr. Andreas; one of the Condo Owners representing the interests of Denmark State Bank, Mr. Looker; and a number of Condo Owners who were also present.

Issues reviewed included:

1. Overgrowth of some of the surrounding vegetation on the hill below the development.
2. Overgrowth of the canopy on the pre-existing trees resulting in some of the units' views being blocked.
3. Dying/dead trees that need to be removed to avoid them falling and causing property damage or damage to the escarpment if the roots upend the shallow soil and surrounding vegetation.
4. Plans of the Bank and potential investors regarding tree trimming, tree removal for construction purposes and dead tree removal to make the footprints of the undeveloped lots similar to the pre-existing lots already developed. Having a view of the Bay was essential to some of the investors.

The Planning Commission discussed Setbacks, geology, and protection of the escarpment. The original plans were also reviewed and the Planning Commission informed them that they could not give any final approval on the matter but only report what they see out at the site and that it would be up to the Town Board to make the final decision.

The Planning Commission then went out onto the site to view the designated trees marked for trimming and dead/dying tree removal, as well as areas of vegetation overgrowth. Condo Association Members and Owners accompanied them, offering clarification as needed. Several Condo Owners who own upper units also pointed out how their views were blocked. The footprints for the as yet undeveloped Condos were also examined, with special attention given to overgrowth of surrounding vegetation, tree canopies and dead/dying trees that have occurred since the site was originally laid out.

The Planning Commission told those present that they would be discussing and putting together their Recommendation regarding this issue for the Town Board at their monthly Planning Commission Meeting, which was moved up earlier in the month to address the situation in a more timely manner, to Tuesday November 6, 2007 at 7:00 p.m. They reminded the group that the Town Board would receive the recommendation and that it hopes to make its final decision at its monthly Town Meeting on Tuesday November 13, 2007 at 7:00 p.m.

**ISSUE #3: Any Other Business**

There were no other issues or business addressed.

**MOTION MADE TO ADJOURN MEETING BY** John Metzler, Dianne Jacobs seconded.

**TIME OF ADJOURNMENT:** 12:30 p.m.

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**Planning Commission Chairman**

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**Planning Commission Secretary**