

## TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

**DATE:** 6/19/07

**TIME:** 7:07 p.m.

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

**ABSENT:** Bob Geyer, Gary Jonet,

**APPROVAL OF LAST MEETING'S MINUTES:** John Metzler opened the meeting & noted that it was properly posted in 3 places. The minutes from 5/15/07 were reviewed.

**MOTION MADE BY:** Dianne Jacobs to accept the minutes.

**MOTION 2NDED BY:** Bob Boncher

**AYES:** 5

**NAYS:** None

**MOTION CARRIED.**

**ISSUE #1: Zoning Amendment: Sean Eastman is requesting a zoning change of GB-503-1 and Parcel A from A-1 Agriculture to ER Estate Residential.**

**LEGAL DESCRIPTION:** GB 503-1 is 22.192 Acres. NW 1/4, SW 1/4, of Section 27, T25N R22E, Town of Green Bay, Brown County, WI. Parcel A is 115,365 Square Feet (2.648 Acres). NW 1/4 of the SW 1/4, Section 27, T25N, R22E, Town of Green Bay, Brown County, WI.

There was some discussion to determine how much land actually needed to be rezoned and what the parcel and those parcels nearby were zoned. Sean Eastman believed it was zoned as "Productive Forest". Dianne Jacobs clarified that the Town of Green Bay does not use that designation and that it is actually A-1 Agricultural.

There was also discussion to determine the amount of land that needed to be rezoned. The Planning Commission finally determined that both the 22.192 acres AND Parcel A (which is 2.648 acres), needed to be rezoned. The meeting time and date was set for this rezoning matter to go before the Town Board for Tuesday July 10, 2007 at 6:45 p.m.

**MOTION MADE BY:** Dianne Jacobs to recommend that the Town Board rezone GB 503-1 plus Parcel A from A-1 Agriculture to ER Estate Residential on Tuesday July 10, 2007 at 6:45 p.m.

**MOTION 2NDED BY:** Mike Gilson

**AYES:** 5

**NAYS:** None

**MOTION CARRIED.**

**ISSUE #2: Continued Review of the Town of Rockland Wind Turbine Ordinance for potential development of one for the Town of Green Bay:**

Dawn Goodman gave everyone on the Planning Commission a copy of the remaining 2 sections of the Ordinance that were missing from the original copies (Section 11.17 Review; and Section 11.18 Severability). She obtained them on the Town of Rockland's website. Dawn also handed out copies of the Small Wind Turbine Ordinance she obtained from the Town of Rockland Planning Commission Secretary. She noted that this is a "draft" and that the Town of Rockland is still in the process of completing it.

John Metzler recommended that this matter be tabled until our newest member of the Planning Commission, Bob Boncher, has time to read through both the Large Wind Turbine Ordinance and also all of us have time to read through the newly received Small Wind Turbine Ordinance and then those missing from the meeting tonight will also have time to review it. The Planning Commission will review the Small Wind Turbine Ordinance line by line and discuss the matter at its next meeting, July 17, 2007.

**ISSUE #3: Sign Regulation in the Town of Green Bay.**

John Metzler handed out copies of the Town of Scott Regulations of Signs. It is 14 pages and the Planning Commission agreed that it will need time to read this over before taking action. It was suggested that if the Town of Scott's Regulations are found to be agreeable to our Planning Commission, we will then go through it at our first opportunity, line by line and work on adopting it to our Town of Green Bay standards. This matter was tabled until the Wind Turbine ordinance is completed and more time can be devoted to it.

**ISSUE #4: Review of Town's Overlay Area:** This matter was tabled until the Wind Turbine and Sign Regulation matters are completed and there is more time to devote to the matter.

**OTHER BUSINESS: Updating the Zoning Map with the Brown County Planning Commission.** Dawn Goodman explained that in a recent call she made to Mike Parmentier to see if they had an electronic version of our Town Ordinances available so she could work on updating them (they do not have a copy), that Mike recommended that the Town of Green Bay also bring it's Zoning Map up to date at the Brown County Planning Commission offices. The Zoning Map has not been updated with them since 1995. He recommended we do so to avoid future legal issues in the event something is contested or a zoning issue arises. He cited as an example of potential issues, the long running legal battle the Town of Hobart has been involved in over the last couple years.

Mike Parmentier noted that the Town of Eaton was similar to our situation and that they just finished updating their maps with the County and that it took 5 to 6 months for the process. He said time depends on how good the records we have are. They needed to resort to Aerial Photo maps to determine some of the Eaton zoning. Mike estimated the cost at \$40-\$50 per hour, depending on whom on the County Planning Commission would work on the project with us. He also recommended our Town should implement a procedure to submit a report, (possibly quarterly or minimally bi-annually), to the County Planning Commission with zoning updates that are very specific, with accurate and clear dimensions specified.

In the discussion that ensued regarding this, Dianne Jacobs said that the Town of Green Bay has kept very detailed updates to their own Zoning Map (she then showed it to the Planning Commission). She said all the records are in order also. She said that we will need to discuss this further with Gary Jonet when he returns from vacation and that we then might set up time to start this process with the Brown County Planning Commission. She speculated that she and Gary Jonet would need to take the map, and possibly the records, down to the County Planning Commission office.

**DATE & TIME OF NEXT MEETING: Tuesday, July 17 at 7:00 p.m.**

**MOTION:** John Metzler made a motion to Adjourn, Dianne Jacobs seconded.

**AYES:** 5

**NAYS:** None

**MOTION CARRIED.**

**TIME OF ADJOURNMENT: 9:05 p.m.**

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**Planning Commission Chairman**

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**Planning Commission Secretary**