

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 10/16/07

TIME: 7:03 p.m.

PRESENT: John Metzler, Mike Gilson, Dawn Goodman, Bob Boncher, Gary Jonet, Bob Geyer.

ABSENT: Dianne Jacobs (this was an excused absence).

APPROVAL OF LAST MEETING'S MINUTES: John Metzler opened the meeting & noted that it was properly posted in 3 places. The minutes from 9/18/07 were reviewed.

MOTION MADE BY: Mike Gilson to accept the minutes.

MOTION 2NDED BY: Bob Geyer.

AYES: 6

NAYS: None

MOTION CARRIED.

ISSUE #1: Discuss and Set Date for Planning Commission to Go View 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 based on the findings of the Planning Commission.

The Planning Commission reviewed copies of the Foth & Van Dyke Engineering Evaluation of Edgewater Bluff Villas from August 30, 1994. It also reviewed a file with the various plans for the Villas. The Secretary, Dawn Goodman, found the "Town Board of Town of Green Bay Final Approval Resolution For Edgewater Bluff Villas, Inc." She made copies for all the Planning Commission members and 2 representatives from the Villas who were present. These were read over by all concerned. Then the Planning Commission heard from the Condo Association representative, Mr. Andreas and one of the Condo Owners representing the interests of Denmark State Bank, Mr. Looker.

Mr. Andreas reviewed the Condo Association's proposed tree trimming and dead tree resolution plans with the Planning Commission. Overgrowth of some of the surrounding vegetation on the hill below the development is a problem, as is filling in of the canopy on the pre-existing trees, resulting in some of the units' views being blocked. Some of the trees are dead or dying and 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.

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

Mr. Looker also reviewed plans the Bank and potential investors would like to see regarding tree trimming, tree removal for construction purposes and dead tree removal. They would at least like 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 once again reiterated that it could not give him a final answer but only go out to see the site and make a recommendation to the Town Board.

The Planning Commission set a date and time for a Special Meeting with the 2 Villas representatives to go out to the site for Saturday, October 27, 2007 at 10:30 a.m., meeting first at the Town of Green Bay Town Hall to review the situation and then going out to the Edgewater Bluff Villas Clubhouse at 11:00 a.m. It was noted that all Planning Commission members could make the meeting, except Bob Geyer, who had plans already.

ISSUE #2: The Wind Turbine Ordinance Development.

The Planning Commission is waiting on information from the Town's Lawyer. But he forgot to bring the information to Dianne Jacobs, so the matter was tabled until he gets the Planning Commission the information.

ISSUE #3: Work on Outdoor Wood Burner Ordinance

The Planning Commission reviewed the copy of the "WI DNR Model Ordinance for Outdoor Burning, Open Burning and Burning of Refuse, A Guide for WI Counties, Cities, Villages and Towns". After much discussion, it was decided that it would only address Outdoor Wood Burners since most of the other burning was already addressed by the State & the DNR. The Planning Commission also decided to change the name from "Outdoor Wood Burners" to "Outdoor Furnaces" so that the new and varying types of outdoor furnaces appearing on the marketplace, such as pellets, cheery pits, corn burners, etc. could be covered under this new ordinance. The model sections pertaining to this particular issue were read over line-by-line and the wording changed accordingly to fit the Town of Green Bay. The Secretary was then told to prepare a copy for the next Planning Commission Meeting for the Planning Commission's final approval.

MOTION MADE BY Bob Geyer to present the Ordinance, with the changes made to it, to the Planning Commission and then the Town Board.

MOTION 2NDED BY: Bob Boncher

AYES: 6

NAYS: 0

MOTION CARRIED.

ISSUE #4: Any Other Business

There were no other issues or business addressed.

DATE & TIME OF NEXT MEETING: Tuesday, November 6 at 7:00 p.m.

MOTION: Bob Geyer made a motion to Adjourn, Mike Gilson seconded.

AYES: 6

NAYS: None

MOTION CARRIED.

TIME OF ADJOURNMENT: 9:07 p.m.

Planning Commission Chairman

Planning Commission Secretary