

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 1-19-21

TIME: 7:12 p.m.*

PRESENT: Dawn Goodman, Gary Jonet, Jason Miller, Dylan Mercier, Mike Gilson, John Metzler *(John was running late to the meeting, so it started later at 7:12pm to avoid complications with naming a different chair to run the meeting). **ABSENT:** Brad Dechamps stayed away to be safe (Covid precautions) after traveling out of state. **OTHERS PRESENT:** Gary Delveaux; Jordan LaPlant; Paul LaPlant..

APPROVAL OF LAST MEETING'S MINUTES: John Metzler opened the meeting and asked if the meeting notice was properly posted in 3 places. Dawn Goodman confirmed it was. The 12-15-20 meeting minutes were reviewed. **MOTION MADE BY:** Dylan Mercier to accept the minutes as presented. **MOTION 2NDED BY:** Jason Miller. **AYES: 6 MOTION CARRIED.**

ISSUE #1: Discussion & Review of the LaPlant Proposed Planned Residential Development (PRD) for GB-348. (7:14-8:45pm). Jordan LaPlant distributed an unofficial preliminary map to the Planning Commission (see attached)—it was printed from the Brown County Planning website on 1-15-21. It was newly divided by the LaPlants, demarcating the parcel into 4 potential lots.

Jordan LaPlant stated he would probably build on the north-eastern most lot. He stated that his father, Paul LaPlant, may develop the other 3 lots, but that was yet to be determined for certain. They might just sell the other lots. GB-348 is 13.209 acres. They hope to make the proposed parcels 3 acres +/- per parcel.

Town Zoning Administrator, Gary Jonet, explained the requirements for a Planned Residential Development of this plan's type—it would be smaller than the usual PRD plan described in the "*Town of Green Bay's Code of Ordinances, Chapter 11, Zoning Ordinance, Section XV. Planned Residential Development*".

Jordan LaPlant stated he had talked with Gary Jonet regarding the parcel which the Town of Green Bay owned (in front of the parcel, along Edgewater Beach) and that Gary Jonet had spoken to the Town Board back in December about it and told him they had no problems with the LaPlants crossing that parcel, putting in driveways. Jordan LaPlant then stated they wanted clarity on why the parcel is there. Gary Jonet stated that the Town Board did not think it would be a problem crossing the Town's piece of property to put driveways in. Gary Jonet also explained that the Town did not know why they owned that piece, suggesting it was obtained for future road widening.

Paul LaPlant then asked if the Town would consider deeding it over to them. Gary Jonet stated that they could ask the Town directly, but his impression was the Town would not sell it and that they had indicated to him that they were not going to get rid of it just in case the road needs widening or something on that order.

Paul LaPlant asked again if there would be an issue with them crossing that piece which the town owned. Gary Jonet stated there would not be an issue with it.

John Metzler asked if an easement to cross the Town's property would be needed in that case. Gary Jonet stated it would not be necessary. Jason Miller stated it appeared they already had one driveway crossing it already.

The LaPlants explained then that their entire plan has actually yet to be determined due to details that need to be clarified with the Dyckesville Sanitary District. They stated they had attended one meeting already with the District and must also go to the upcoming District's February 2021 meeting, where it is hoped they will have a decision for them. John Metzler and Jason Miller asked questions about the issues being addressed at the Sanitary District meeting. The LaPlants explained that the sewer line currently runs half way down to GB-348. They were told that one solution would be to alter 1 lot a bit so it could then connect 3 of the lots to the line, but then 1 lot would still need to be connected. They explained the District would prefer a long lateral line, rather than having a septic mound on the final lot which is not connected. There may be an issue with the lateral line being too long. LaPlants explained that Dyckesville Sanitary District does not have septic mounds and want them to hook up into the current sewer line. Current expected costs were speculated on, indicating it could be expensive.

Dawn Goodman asked the LaPlants if they were going to purchase the Wendt cottage, which would be on the top most planned parcel (where Jordan LaPlant wishes to build on). They stated there were no plans to buy the cottage.

Town Zoning Administrator, Gary Jonet, was asked how to proceed. He advised:

1. Follow the standards set forth in the Town’s Zoning Requirements for PRD’s (Dawn Goodman copied the pages from the ***Town of Green Bay’s Code of Ordinances, Chapter 11, Zoning Ordinance, Section XV. Planned Residential Development***” pages 67-78, which include the following sections: F. Preliminary Approval steps; G. Final Approval steps; H. Town Board Hearings; I. Criteria for Approval; J. General Provisions; and K. Interpretation.

Note: the PC advised they currently follow steps 1-4 on pages 67-68 under Preliminary Approval.

2. Check to see if it can be re-zoned to residential because it would need to be re-zoned before the Planned Residential Development could be approved. He further explained that there are 2 options in this regard:
 - a) LaPlants could purchase the parcel and rezone (Gary Jonet recommended Rural Residential); or
 - b) The Current Land Owner* could rezone the property before selling to the LaPlants.

**Note: current land owner, Gary Delveaux was present and confirmed that he needs to get the current crop of winter wheat off the field before any development would occur.*

Dylan Mercier noted that Town’s Comprehensive Plan has that area as Residential. Zoning Administrator, Gary Jonet, stated the surrounding lots are Rural Residential and/or Estate Residential.

There was then some discussion about the implications and options for current land owner, Gary Delveaux— could he have the land sale contingent on PRD approval?; would there be potential tax penalty due to taking the parcel out of farming (he was advised to check with Brown County Planning to clarify).

Paul LaPlant stated that the original intention of the parcel purchase is to obtain a plot for his son to build on and whether they develop the other 3 parcels is not known.

Zoning Administrator, Gary Jonet, stated that the CSM will need to be with Brown County Planning.

The LaPlants stated they want to wait until they know more from their meeting with the Dyckesville Sanitary District (tentative date: 2/2/21) before they proceed further.

Zoning Administrator, Gary Jonet, stated there could be a Rezone for March if: they provide the necessary application, fee, and materials to him before he leaves for an out of state vacation 6pm on 1/25/21. Gary Jonet further speculated there could then be: a 2/16/21 Rezone meeting with the Planning Commission; then a 3/9/21 Public Hearing before the Town Board; then an April PRD meeting before the Planning Commission; then a May meeting with the Town for approval.

No further action was taken on the matter at this time.

Old Business: None at this time.

Any Other Business as authorized by law: Updated final edits, dated 12/23/20, from Attorney Parmentier for the new Town zoning books, were distributed to all of the Planning Commission members present. They put the materials in their respective books. **Tentative Date/Time Next Planning Commission Meeting were set for:** Tuesday, February 16, 2021 at 7pm.

Motion to Adjourn Made by: Jason Miller. **2nded:** by Dylan Mercier. **AYES:** 6 **Motion Carried.** **Adjournment:** 8:55 pm.

Planning Commission Chairperson

Planning Commission Secretary