

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 4-19-22

TIME: 6:31 pm*

PRESENT: John Metzler, Dawn Goodman, Jason Miller, Gary Jonet, Brad Dechamps, Mike Gilson, **Absent:** Dylan Mercier (due to illness). **OTHERS PRESENT:** Town Clerk, Debbie Mercier; Keith Tielens, Carol Stoxen, DJ Fameree.

**Note: this meeting was held earlier than usual to accommodate the Town's Annual Meeting, which was scheduled for 7:00pm.*

1.(6:31-6:32) **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 3-15-22 meeting minutes were reviewed. **MOTION MADE** by Jason Miller to accept the minutes as presented. **MOTION 2NDED BY:** Mike Gilson **YES: 6. MOTION CARRIED.**

2. (6:32-6:40pm). Keith Tielens is requesting a **Zoning Amendment (1313-J) to rezone parcels GB-583-G-1 and GB-583-G-2 to B-1 Community Business.** They are located at Bader Rd. GB-583-G-1 is: 57,995 SQ FT BAYMEADOW ESTATES LOT 1 EX HWY IN 1988649 A COUNTY PLAT. GB-583-G-2 is: 70,382 SQ FT BAYMEADOW ESTATES LOT 2 EX HWY IN 1988649 A COUNTY PLAT.

The Zoning map was reviewed along with accompanying information. Mr. Tielens explained to the Planning Commission that his son already has been utilizing some of the property for his log furniture business and that some of the property is already partially zoned business. Their thought is that it should be properly zoned business to continue their business appropriately. It was noted by Jason Miller the surrounding properties are Estate Residential and/or Agriculture.

MOTION MADE by Gary Jonet to recommend that the Town of Green Bay Town Board **ACCEPT** the Zoning Amendment request, #1313-J, of Keith Tielens who is requesting a Zoning Amendment (1313-J) to rezone parcels GB-583-G-1 and GB-583-G-2 to B-1 Community Business.

MOTION 2NDED BY: Brad Dechamps **AYES: 5. ABSTAIN: 1 (Mike Gilson*) MOTION CARRIED.**

(Note: Mike Gilson abstained from voting because he stated he had helped Keith Tielens's father develop the 40 acres on the Prevost Farm).

A Public Hearing was scheduled for 5/10/22 at 6:30 pm

3. (6:41-6:55pm) Joseph and Carol Stoxen are requesting a **Zoning Amendment (1314-J) to rezone a small piece of parcel GB-305, which they are purchasing, to be changed from B-1 Community Business to R-R Rural Residential.** It is located at: 6438 STURGEON BAY RD LUXEMBURG 54217-9126. It is described as: Part of Government Lot 1, Section 13, T25N-R22E, Town of Green Bay, Brown County WI. Parcel contains 2,745 square feet/ 0.06 acres and is to be attached to the adjacent parcel to the north.

The Zoning map was reviewed, along with accompanying information Carol Stoxen provided. She answered questions the Planning Commission asked and explained that the property had already been

signed over to her son years before and that they are now wanting to clarify their land use and make it appropriate, according to the Town's standards. There was discussion about if a property owner can rezone a property they don't actually own (Mrs. Stoxen had already sold it to her son and was there representing the request on his behalf). The Planning Commission asked Town Clerk, Debbie Mercier for input/advice on the matter. The conclusion is that it is actually a "Combination CSM" and does not need review. Zoning Administrator, Gary Jonet, then returned the CSM Review check to Mrs. Stoxen.

MOTION MADE by Jason Miller to recommend that the Town of Green Bay Town Board **ACCEPT** the Zoning Amendment request, **#1314-J, of Joseph and Carol Stoxen, to rezone a small piece of parcel GB-305, which they are purchasing, to be changed from B-1 Community Business to R-R Rural Residential.**

A Public Hearing was scheduled for 5/10/22 at 6:45 pm

4. Old Business/Any Other Business as authorized by law:

- A. Town Clerk Debbie Mercier gave the Planning Commission **"The Town Cemetery and Burial Site Ordinance (Chapter 19)", to add into the Town of Green Bay Code of Ordinances Book**—all Planning Commission members added it to their Ordinance Books at that time.
- B. Planning Chairperson, John Metzler, and Zoning Administrator, Gary Jonet, **requested that the Planning Commission review the "Town of Green Bay Code of Ordinance, Zoning Ordinance "Section XX: Earth Excavations" for possible changes** they feel need to be made. They stated it did not need to have a special meeting, but that it could take place when there are other items that need to be heard.

5. Next Planning Commission Meeting was arranged for: Tuesday May 17 2022 at 7pm, if needed.

Motion to Adjourn Made by: Gary Jonet **2nded by:** Brad Dechamps. **Ayes:** 6. **Motion Carried.**
Adjournment: 6:59 pm.

Planning Commission Chairperson

Planning Commission Secretary