

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES

DATE: 3-16-21

TIME: 7:00pm

PRESENT: John Metzler, Dawn Goodman, Brad Dechamps, Dylan Mercier, Jason Miller, Gary Jonet.

ABSENT: Mike Gilson(vacation).

OTHERS PRESENT: Nick Roberts; Jordan LaPlant; Paul LaPlant

APPROVAL OF LAST MEETING'S MINUTES (7:01-7:02). John Metzler opened the meeting and asked if the meeting notice was properly posted in 3 places. Dawn Goodman confirmed it was. The 2/16/21 meeting minutes were reviewed. **MOTION MADE BY:**Brad Dechamps to accept the minutes as presented with the following changes: Per Gary Jonet, the Romuald Rezone # should actually be 1246-J (not 146-J); also, per Dawn Goodman, the words "Farmland Preservation" should be inserted in Item 3, #2 Mike Gilson's reference to a program (should be Farmland Preservation program). **MOTION 2NDED BY:** Gary Jonet. **AYES: 6 MOTION CARRIED.**

1. Zoning Amendment Request #1255-J for D&J-LT, LLC (agents: Dale & Nick Roberts) for parcel GB-273 to rezone to Heavy Industrial in order for Superior Sewer and Water to build a new facility for the operation of their excavating business there (7:02pm-7:07pm). Nick Roberts explained to the Planning Commission that the parcel in question will be sold to Superior Sewer & Water in order to mitigate issues they are having at their current site (many pieces of heavy equipment, no room to expand). There was discussion by various PC members that the area to be rezoned seemed like a good fit for this plan. John Metzler noted the driveway will be off of Highway P. Brad Dechamps questioned if there are any waterways/ditches that could be an issue. Nick Roberts stated there are not. Gary Jonet confirmed I-1 is the proper zoning.

MOTION MADE BY: Dylan Mercier **RECOMMEND** to the Town Board, **APPROVAL** of **Zoning Amendment Request #1255-J for D&J-LT, LLC for parcel GB-273 to rezone to Heavy Industrial.**

MOTION 2NDED BY: Gary Jonet **AYES: 6 MOTION CARRIED. Public Hearing: 4/13/21: 6:45pm**

2. Continuation of the LaPlant PRD (agent: Jordan LaPlant): Zoning Amendment Request #1256-J Rezone from A-1 Agriculture to Residential and a CSM Review in order to develop 4 separate lots (one of which Mr. LaPlant will build his home on). (7:13-7:45pm)*Note: the Planning Commission informed PC Secretary Dawn Delvaux Goodman that the CSM would not be reviewed at this time.* Paul LaPlant explained they will do Estate Residential. Gary Jonet stated ER is the dominant zoning near the parcel the LaPlants want to rezone. It was noted that Rural is also around it, so RR Rural Residential would also be ok, but Gary Jonet stated that it would have more restrictions. Brad Dechamps stated the rezoning seemed fitting for the area. Gary Jonet asked the LaPlants what their choice is. The LaPlants stated that ER-Estate Residential is what they will go with. It was noted that sanitation requirements include an easement be created. It was also noted the surveyor is working on making the Town Road (a 5 foot strip) part of the roadway to the parcel.

Important Note: Planning Secretary Dawn Delvaux Goodman pointed out that on the Preliminary Certified Survey Map **there are Restrictive Covenants along with Notes, that will need to be followed:**

- 1. Lots 1 & 2 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes steep slopes of 20% or greater associated this any aforementioned water or natural resource features and a 20-foot setback from top and bottom of steep slopes. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.*

2. *The Land on all side and rear lot lines of all lots shall be graded by the owner and maintained by the abutting property owners to provide for adequate drainage of surface water.*

3. *Notes:*

- 1.) The property owners at the time of construction shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction, the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. The provision applies to any grading, construction or installation-related activities.
- 2.) A shoreland permit from the Brown County Zoning Administrator's office is required for Lots 1 and 2 prior to construction, fill excavation, or grading activity within 300 feet of the ordinary high water mark (OHWM) of navigable rivers or streams or to the landward side of the floodplain, whichever is greater, and/or 1000' of the OHWM of navigable lakes, ponds or flowages.
- 3.) Structures requiring sanitary waste disposal are prohibited on all lots until public sewer and water are available.

Paul LaPlant stated that he is aware of the Restrictive Covenants and that they will be putting restrictive covenants on all of the lots as they develop them.

MOTION MADE BY: Jason Miller **RECOMMEND** to the Town Board, **APPROVAL** of: **Zoning Amendment Request #1256-J Rezone from A-1 Agriculture to ER-Estate-Residential**

MOTION 2NDED BY: Brad Dechamps **AYES:** 6 **MOTION CARRIED. Public Hearing: 4/13/21: 6:15pm**

3. Discussion and possible development of an Overnight Parking Ordinance or new regulations in that regard. (7:46-7:55pm). The Planning Commission reviewed information leading up to the Town Board's request for this possible ordinance: the authorities were called out to a site in the Town where it was noted that vehicles have been parked overnight continuously and the neighbors were complaining about it. It was noted that in the event of an emergency situation, emergency vehicles would not have room to get to the area. It was further noted that at the Town Board meeting, the discussion revealed that the main vehicle most often parked on that roadway was actually on what appears to be the landowners property, not the Town's road. The Planning Commission discussed the issue of the Sherriff not being able to issue a warning/ticket if the Town does not have an ordinance for overnight parking. There was discussion about where signs for No Overnight Parking would be posted if an ordinance is passed—would the signage need to be on every Town Road? (it would be costly). Would the “Zoning Regulations Are In Effect” statement on the Town of Green Bay Sign at the entrance to the Town be sufficient? Would such an ordinance cause more problems than is necessary, especially down at the waterfront properties where there is no room for parking except along the roadway? The Planning Commission decided to have Planning Secretary Dawn Delvaux-Goodman and/or the Town Clerk ask the Town's Association Lawyer for advice on this before taking an action at this time. **TABLED.**

4. Discussion of possible new regulations regarding Storage of Garbage and Recycling Containers. (8:00-8:10pm). The Planning Commission reviewed information leading up to the Town Board's request for this possible ordinance:

the authorities were called out to a site in the Town where it was noted that certain residents were leaving their garbage and recycling containers at the roadside all of the time, causing some of the surrounding to find it distasteful and a possible obstacle during wind and snow removal. It was also noted that the Town's constable has actually been there to assist the resident in question to bring the garbage out to roadway because of issues preventing that person from being able to do so. The PC discussed the issue and decided that it might actually cause problems for other Town residents who also have issues due to the large size of the garbage containers and in addition, issues for those residents who leave their garbage containers out while they are out of town during collection time. This item was Tabled.

5. Any Other Business as authorized by law:

- **Review and possible change to Chapter 11, Page 23, Residential Dwelling Standards: Roofing Materials and Siding Materials (8:10-8:50pm).** Town Planning Chair, John Metzler asked for a review of this in order to include steel roofs--the thought being that the Town's current standards are not up to date and in sync with industry standards and that some residential structures in other municipalities are moving toward pole building structures as an alternative housing option. John Metzler stated that he consulted with the Town of Scott and that they told him their inspector follows the WI State Codes for this matter. There was discussion about how some current homeowners in nearby towns have been using alternative sidings and that the neighbors found them objectionable. There were also examples given where certain alternative materials homes had a run-down/worn out look after some time and that they could possibly bring adjacent property values down. Various PC members noted they have observed new dwellings throughout the NE Wisconsin area with the new style and that they are not objectionable. Jason Miller questioned what the difference is between Ribbed Steel and Corrugated sheets. The PC looked online at a couple of building store websites. The PC decided to leave the Roofing requirements of the ordinance as is because it is not an issue. The Siding requirements were discussed further. The thought was to have home-owners come for a variance if they want a different material. Another option discussed was to remove the word "Ribbed" in item 4. B under Siding Materials. No consensus could be reached on the matter. It was Tabled until the April meeting.

Tentative Date/Time Next Planning Commission Meeting were set for: Tuesday, April 20, 2021 at 7pm.

Motion to Adjourn Made by: Dylan Mercier **2nded:** by Brad Dechamps. **AYES: 6 Motion Carried.**

Adjournment: 8:52 pm.

Planning Commission Chairperson

Planning Commission Secretary