

April 24, 2017 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, APRIL 24, 2017
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Kornowske called the meeting to order at 6:00 p.m.

Present: Kornowske, Retzlaff, Dart, Hansen, Kowalzek-Adrians, Nohr
Excused: Ropp, Wheeler
Also Present: B. Lange, T. Fuller

MODIFY/ADOPT AGENDA

Retzlaff / Dart moved to adopt the agenda as presented. Motion carried.

MINUTES FROM MARCH 27, 2017

Retzlaff / Hansen moved to adopt the minutes from March 27, 2017 as presented. Motion carried.

ANNOUNCEMENTS

- Kornowske thanked Retzlaff for his years of service on the Plan Commission. Retzlaff provided parting remarks.
- Greene Avenue Pump House – staff is waiting to hear back from the State Historic Preservation Office as far as what can be done with the building
- Wayfinding signs – should be going up around the village in the coming months
- CP Center:
 - o The groundbreaking ceremony will be on May 2nd
 - o The screening of the rooftop mechanical equipment, from the STH 172 side (NE) needed to be changed because of state fire code regulations. Neighbors will be notified, but will not be impacted.
- Austin's Grocery Store – the owners plan to retire and the business and building is for sale
- Green Bay Correctional Institution (GBCI) – Rep. David Steffens has introduced legislation that would relocate GBCI out of the village.
- Zambaldi Brewing Company – Village Board has directed staff to begin work on a developer's agreement with Zambaldi Brewing Company at 1649 & 1677 S Webster Avenue.

PUBLIC APPEARANCES

- Jim O'Rourke, 2339 Oakwood Avenue
- Austin's Grocery would be nice to be sold as grocery.

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- Pedestrian islands should be evaluated and placed on Riverside Drive, either in place or in conjunction with the planned HAWK Crossings (Pedestrian Hybrid Beacons).

ACTION RE: SIGN EXCEPTION REQUEST FROM LAMAR ADVERTISING SIGN FOR BILLBOARD SIGN LOCATED AT 1224 S MONROE AVENUE

The sign is an existing non-conforming sign according to the current sign ordinance. Staff provided some additional background on the existing sign and the petition requesting a sign exception.

Don Snyder was present on behalf of the petitioner, Lamar Advertising, to answer any questions. Snyder gave a brief presentation to the Plan Commission, discussing the following:

- State law regulating billboards.
- Existing sign and examples of proposed changes.
- Dimming capabilities.
- Services and advertising offered on the billboards.

Discussion included:

- How/Who the sign space is leased.
- What the expectations are of the petitioner.
- Why the sign is non-conforming.
- Standards for granting exceptions.
- Potential traffic and safety hazards
- What the petitioner views as a hardship
- Impacts to the neighbors
- The 2015 Riverside Drive and Webster Avenue Corridor Study

Retzlaff / Kowalzek-Adrians moved notify the Village Board that the Plan Commission is unable to find an exception to the sign code that would permit the requested change sign at this location. Motion carried.

DISCUSSION: PRIORITIES GIVEN BY THE VILLAGE BOARD FROM THE ANNUAL REPORT

The Village Board discussed the 2016 Plan Commission Annual Report at the last meeting and gave staff direction to perform an analysis of the success and marketing of the Façade Improvement Program. The Village Board will be discussing the zoning code project further at their May 2nd meeting.

DISCUSSION: ZONING CODE PROJECT

Staff reported the following:

- The Village Board will be discussing the zoning code project further at their May 2nd meeting, as mentioned in the previous agenda item.
- Mentioned that the City of Green Bay Zoning Code was updated in 2006, following an update to City of Green Bay Comprehensive Plan. Prior to this update, the City of Green Bay was relying heavily on the Planned Unit Development (or Planned Development District) process to achieve the design objectives. The updated zoning code includes stricter design guidelines.

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- Next steps may include developing a request for proposal (RFP) around the problems and inefficiencies the Plan Commission has identified with the zoning code and have the consultants provide different solutions.

Dart / Hansen moved to suspend the rules at 6:44p.m. and open up discussion for public comment. Motion carried.

Jim O'Rourke 2339 Oakwood Avenue

- The village has an urgent need for mixed-use zoning. The village should change the zoning code in a small way to allow residential in commercial zoning.

Retzlaff / Dart moved to pick up the rules at 6:47p.m. and close public comment. Motion carried.

Discussion included:

- Having an independent assessment of the zoning code done to learn what types of zoning is prosperous for development.
- How to include mixed use zoning immediately. Would like to discuss this further at the next couple of meetings.

REPORT/DISCUSSION: FIRST QUARTER BUILDING PERMITS

Staff reported the first quarter commercial construction values for 2017 are estimated at \$8.1 million dollars compared to \$530,000 in the first quarter of 2016. Part is due to national trends, people are building again. However, there are projects such as Old Chapel Hill Apartments that attributed to the village amending the Tax Increment Finance District boundaries. Along with other projects the village is working on, the village is moving forward as being a business friendly community.

REPORT/DISCUSSION: ROAD AND FACILITIES PROJECT SCHEDULE AND INPUT

Staff went over the main streets that will be reconstructed this summer (2017), which the list can be found on the village website. Included in these projects will be a sidewalk on the north side of Longview Avenue and a wide sidewalk on the north side of St. Joseph Street (east of Libal Street).

Other projects discussed included:

- The entrance to Green Isle Park, which will be constructed.
- A Pedestrian Hybrid Beacon will go in late fall of 2017 on the southern end of Riverside Drive.
- The Safe Routes to School project will begin after the 2018 school year.
- The village is waiting to hear if DOT funding will be received for the reconstruction of Libal Street, between STH 172 and the railroad bridge, which will include bike lanes and sidewalks and scheduled for 2022.
- Webster Avenue and Riverside Drive will also be reconstructed in the coming years as funds are available.

REPORT/DISCUSSION: STANDING COMMITTEES

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Staff provided an update on the Parks, Recreation, and Forestry Committee and the Public Works Committee.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, May 22, 2017, 6:00p.m.

Agenda items: Discussion of zoning project, standing committees update/report, GBCI update, Greene Avenue Pump House update, mixed use zoning discussion

ADJOURNMENT

Retzlaff / Hansen moved to adjourn at 7:03p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.