



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Final Minutes

Monday, October 26, 2015

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Aldersperson	Present	
Larry Lueck	Aldersperson	Excused	
Derek Beiderwieden	Commissioner	Present	
Jim Kalny	Commissioner	Excused	
Elizabeth Runge	Commissioner	Excused	
Steve Taylor	Commissioner	Present	

Also present: Economic Development & Planning Director Kim Flom, City Planner Sarah Wallace, and members of the public.

Mayor Walsh introduced Kim Flom and welcomed her to the City.

2. Approval of the minutes of the September 28, 2015 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Taylor, Commissioner
SECONDER:	James Boyd, Aldersperson
AYES:	Michael J. Walsh, James Boyd, Derek Beiderwieden, Steve Taylor
EXCUSED:	Larry Lueck, Jim Kalny, Elizabeth Runge

3. Review the Vacation Request for a portion of George Street (next to 102 N Broadway). Applicant: City of De Pere.*

City Planner Sarah Wallace provided an overview of the request. A written legal description was provided in the packet; an official map will follow.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Aldersperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Michael J. Walsh, James Boyd, Derek Beiderwieden, Steve Taylor
EXCUSED:	Larry Lueck, Jim Kalny, Elizabeth Runge

4. Review the Precise Implementation Plan (PIP) major amendment request to allow for use as a place of assembly/meeting house/place of worship/church at 1551 Lawrence Dr. Applicant: Life Church Green Bay Inc. *

City Planner Sarah Wallace reported that this application was received the day prior to agenda publication. Planning Director Kim Flom stated that the original PDD zoning approved a very specific list of land uses, and due to the timing of the submission, staff did not have sufficient time to do a full planning analysis. If the board members are interested in discussing the item, the applicant is in attendance, or the request could be referred back to staff.

Mayor Walsh motioned, seconded by Aldersperson Boyd, to open the meeting to the public. Upon vote, motion carried unanimously.

Shawn Hennessy, President of Life Church Green Bay Inc., and Kip Golden, of CR Structures Group, addressed the board.

Mr. Hennessy stated that the church is currently located in the town of Lawrence, at the site of the former SC Grand. They have outgrown two buildings in the past 2 1/2 years. Their church brings a great number of people, especially on Sundays but also throughout the week, which would benefit surrounding businesses. They had an opportunity to purchase the building at 1551 Lawrence and now they need it rezoned, and would be appreciative of the Plan Commission's consideration.

Mr. Golden stated that the church is more of a community center, and that they draw parishioners from outside of the immediate area as well. They have a coffee shop, kids area, etc; their youth programs are very popular. He acknowledged that it does not necessarily fit the retail mold, but will make surrounding businesses happy.

Mayor Walsh inquired about the original church building on Southbridge Rd, stating that he thought their original intent was that it could be expanded as they grew. Mr. Hennessy replied that they could not due to parking restrictions.

Staff noted that if the request is referred back, it will take another month. Because it would be a major amendment to the Precise Implementation Plan, it will also require approval by City Council, which would push it into December. Derek Beiderwieden inquired about parking capacity at this location. Staff will need to conduct an analysis on that as part of their review.

Mayor Walsh motioned, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously.

Mayor Walsh motioned, seconded by Steve Taylor, to refer the agenda item back to staff. Upon vote, motion carried unanimously.

RESULT:	REFERRED BACK TO STAFF [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	Michael J. Walsh, James Boyd, Derek Beiderwieden, Steve Taylor
EXCUSED:	Larry Lueck, Jim Kalny, Elizabeth Runge

5. Future Agenda Items.

None.

Adjournment

Mayor Walsh motioned, seconded by Derek Beiderwieden, to adjourn the meeting at 7:18 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker