

TOWN OF GREEN BAY PLANNING COMMISSION MINUTES^[L]_[SEP]

DATE: 3/21/18

TIME: 7:00 p.m.

PRESENT: Dawn Goodman, John Metzler, Brad DeChamps, Jason Miller, Dylan Mercier, Gary Jonet, Mike Gilson

ABSENT: None^[L]_[SEP]

OTHERS PRESENT: the Board of Appeals members; Town Clerk Debbie Mercier; Town Chairman DeChamps; Town Supervisor Cary Dequaine; Town Supervisor Ryan DeBroux; Brown County Sr. Planner Devin Yoder; see attached list for more—25 people signed in.

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 2/21/18 meeting minutes were reviewed. A correction was made because Gary Jonet was noted as having been at the meeting, when he actually was not. It was corrected. **(7:01-7:03)**

MOTION MADE BY: Jason Miller to accept the minutes as presented with the correction. **MOTION 2NDED BY:** Brad DeChamps. **AYES: 7 NAYS: 0 MOTION CARRIED.**

ISSUE #1: . (7:04-8:05pm). SPECIAL SESSION: Comprehensive Amendment Process to Better Reflect the Changing Development Conditions Around the are near the Shrine of Our Lady of Good Help.

- **Talking about the area**
- **Talk about the existing land uses**
- **Review current comprehensive plan goals/objectives/recommendations for applicability in the process**

John Metzler opened the session explaining the intention of the meeting and introducing Brown County Planning's Senior Planner, who will facilitate the meetings in the Amendment Process. John Metzler encouraged all present to spread the word to others interested, stressing that it impacts **all** of the Town, not just the immediate neighbors to the Shrine.

Devin Yoder took the floor and began by recapping what has transpired so far:

Chuck Lamine, Brown County Planning Commissioner and Devin attended the Town's February 13, 2018 meeting to start the process with the Town and set up meetings based on the request of the Town for assistance from the County to Amend the 2035 Comprehensive Plan (adopted August 11, 2015) to address the Shrine area and add a chapter or section about it, if necessary.

He explained that it would be a series of meetings he will facilitate. He stated the meeting for this evening would be establish a "baseline" for how the area is perceived now by all in attendance. He stressed they are not trying to solve anything tonight and that no decisions would be made at this meeting. He stressed the intention for this first meeting is more to get to know the situation better. He said it would be an informal meeting with a couple of exercises that he hoped would not take too long. If people had questions or comments to go ahead and ask/state them. He stated the tentative future meetings would be at the Planning Commission meetings (the 3rd Tuesday of each month). He explained there will be a number of steps to work through if there is an adoption of an actual amendment, these meetings will lay the groundwork. If there is an amendment, that would most likely happen in September or October. That would not just come out of the blue. There would be Public Hearings and Public Notices for that. He passed out a handout of a general satellite image black & white map of the area for everyone to look over for a point of reference. He asked those attending to identify where they considered the "Shrine" area to be on the map—actually drawing a boundary around the area where each person thinks it is on the map. So everyone took time to draw on their maps. Devon then asked everyone to write their names on their maps and include

their e-mail addresses on them to hand in to him so that he'd have a way to contact everyone for future meetings.

The next thing he had everyone do, was to go look at the Land Use Map of the area around the Shrine (from the Bay Lakes Regional Planning Commission, which is what the County uses). He explained that the Bay Lakes group did this study in 2014 and generated a map based on the regional land uses. He explained it is not the Town's Zoning Map and does not necessarily reflect the zoning of our area, it's more a reflection of the records the County has of the actual Land Use in our Town. He explained the reason he has it at this meeting is to find out if any of us perceive any information as incorrect—are there any glaring omissions or things that are not how they appear. He noted there are a large bulk of it is agriculture, with some single family areas and a fair number of natural areas (a number of areas fall into that category: woodlots, forested area, streams). If you see something wrong, mark it on the maps so he & the County will be aware of it.

So the audience came up and pointed out things they thought important—a couple road names were corrected; a couple parcels might need to be corrected as to their zoning; a couple parcels were identified as possibly agriculture even though they are designated as otherwise, etc.

He then passed out a timeline of the Comprehensive Plan. He asked the Planning Commission if there were any Current or Active Development Proposals that's in the Shrine's area. The Planning Commission members confirmed there were not.

He then asked the crowd to review the ***Existing Key Planning Issues Identified by the Town in the 2035 plan (developed in 2015), to determine applicability to the area plan.***

Planning Secretary Dawn Goodman asked if Devon wanted the crowd to comment if there is anything that has changed?

Devon clarified: 2 things about that:

1. Based on what we see on the list, are these things still accurate?
2. Devon cautioned that he's not looking for the crowd to attach any sort of value to these things, for instance something being "good or bad" or "too crazy" or "not fast enough" ...just thinking about the way things are, not the adjectives you would use necessarily...do they seem congruent to how you see things now.

Planning Secretary, Dawn Goodman, suggested that Item II "***Pace of development is unhurried and should remain that way***" is NOT "unhurried" anymore and it's not going to remain that way because the Shrine is now in full gear marketing the Shrine and area; that area properties are being sold off; that neighbors are turning over, at least in the neighborhood near the Town Hall, pretty quickly; and that there's a lot going on now that even a couple of years ago was not happening when the last Comprehensive Plan was updated. (Dawn was part of the group that helped update the plan).

Debbie Olson stated that Item V "***Amount and Location of commercial/industrial development is sufficient***" currently may be sufficient, but looking long-term, it may not be.

She also stated Item VII "***Water resources***" may become an issue too.

She also expressed concern, in relation to VIII "***Relationships with adjacent and overlapping municipalities are good***", if this will continue. Devon clarified which adjoining Town is closest to the Shrine. The group stated "the Town of Red River". He asked if they would be the ones to have an opinion on the topic and if there has been any issues

addressed by them in regards to the Shrine. Town Clerk Debbie Mercier confirmed they are indeed the adjoining community. She stated their plan is similar to this Town. Devon stated he can look into it as well.

John Metzler asked **how will the County be impacted?** Devon stated the roads might be something that would be impacted. He speculated access might be something triggered in the future.

Dawn Goodman questioned **if the County would run water and/or sewer down to the area as it continues to grow.** Devon stated that based on where the existing utilities are, the County would probably not push for any new utilities out here—it would continue to be based on size—septic system and water would be size-based.

Sharon Depeau questioned if there have been **changes for the Highway 57 turn onto Highway K, formerly a preferred route to the Shrine, due to there being deadly accidents there.** Town Planning Commissioner, John Metzler, stated the DOT originally had wanted a big intersection, involving a frontage road and were going to eliminate the ingress and egress roads (eg: Church and Vanlannen Rd) all the way up to maybe Bowers Road. He said the Town of Scott objected 100%, so that was not done. Town Supervisor, Ryan DeBroux, stated he had been at a meeting (he could not recall which one) where they are now **planning on doing a J type of turn**, due to the series of accidents that occurred at the Highway K and 57 intersection. It might involve **turning around up at the “Short Hwy K” (aka: “lower Hwy K”)**...some compared the new option to the intersection where Hwy 57 and Hwy C meet, near Brussels.

Ryan, stated that he has **concerns about the Emergency Services being adequate**, since he is in that field. Devon clarified which communities provide Fire services. The crowd told him New Franken Fire Department, which is made up of the Towns of Scott, Humboldt and Green Bay and that County Rescue provides rescue service.

Devon then referred the crowd to the Town’s **Vision Statement** and asked for their input.

Dawn Goodman stated that it depended on who was being talked to and where they lived. She speculated that maybe half of the community shared this Vision Statement. She then stated that devotees of the Shrine want that to be changed and add something about Religion and Faith being very important. I guess that’s valid. Without the Shrine, we were a quiet little suburb/bedroom community: we go to work elsewhere and come back at night. We were that, but now we’ve become revitalized and become a Destination. She asked the crowd if they agreed with her. Some agreed. Debbie Olson stated that it may be an evolving situation...they keep adding information...it’s very fluid...and should be revisited.

Devon stated that the current vision might still be the Aspiration but that the conditions are changing and so are the aspirations changing too? We don’t have to make any changes tonight but it’s something to consider.

Devon then referred to the **Goals and Objectives from the Comprehensive Plan** (he made a 3 page summary of the plan’s highlights) and asked the group if any of the Goals or Objectives have changed or are they still what is wanted? The group took a while to review the 3 pages of extensive information.

Someone asked for clarification on what a “Multi-modal transportation system” is. Is it driving roads and paths? Devon stated it generally means for people walking, biking, bus transportation, para-transit (see p. 59 in the plan). Dawn Goodman stated that was what she

recalled it meaning also. Devon asked the group if there were changes that should be made to that area.

Dawn Goodman stated it should be looked at more since there is an increase in walkers going to the Shrine. She explained that there have always been people that walked out to the Shrine, as a sign of their devotion, from Green Bay (usually along Highway K) and from other long distances. She stated there had been quite a drop over the last 20 years until the Shrine became more popular again with the Walk for Mary in particular. She stated her observations from living on Highway K near the Town Hall, were that there are more people than ever, but that it has lessened on Highway K somewhat because the County and the Walk for Mary organizers diverted walkers off of Highway K due to traffic and how busy it is and now many walk along Highway P and back roads. She explained that the Walk usually comes from the Green Bay Diocese's Abbey in DePere to the Shrine and that they plan to do a newly proposed route from Lambeau Field to the Shrine in the near future.

Shirley Gomand, who lives next to the Shrine, stated that there are groups of Hispanic pilgrims who walk out from Green Bay nearly every Saturday in warmer weather, out to the Shrine, starting at 4:30 or 5 am, arriving at the Shrine around 11 am. She and her daughter Debbie Olson stated that sometimes the groups seem to be families, often with babies in strollers and/or toddlers walking along. Other times there are larger groups, that appear to be school groups or church groups walking along singing, praying out loud, carrying flags and/or banners. Dawn Goodman stated she also had seen these groups at various times.

Devon questioned if there are other thoughts on any other areas?

John Metzler found that the County had plans to have wider shoulders on Highway P for bikes and walkers. He stated that there were really no plans for bus transportation out to the area.

Dawn Goodman stated she was part of the advisory group that helped put together a map for Brown County Bicyclists and that Highway P was the safer, preferred route due to traffic concerns.

Debbie Mercier stated that Brown County now has transportation options to and from the area for elderly and disabled residents. She stated not many people are aware of that. Devon agreed that it has indeed been expanded, it's beyond medical appointments now. He stated that Curative is one of the main providers.

Debbie Olson referred the group back to ***Land Use Goals #1: Identify, adopt and implement planning tools and techniques that minimize the impact of development on the Town of Green Bay's rural character.*** She suggested that "Minimize" may not be the appropriate word anymore and that it should be changed to "Optimize".

Devon stated that the next session will be a Visioning session that will go more deeply into the details. Devon and the group discussed the best possible place to hold the Visioning session. The Town Hall cannot accommodate break-out groups in a way that is conducive to interacting and communicating as a group. The Palm Gardens is not open on Tuesdays so it is not available. Someone suggested that St. Joseph church's social hall would be very good for such a session. Town Clerk Debbie Mercier stated she would talk to St. Joseph's officials to see if they could accommodate the group. She was optimistic about it working. So the plan was set for a tentative meeting on Tuesday April 17, 2018 at St. Joseph Church in Champion (across the road from the Town Hall).

Devon stated that some of the information identified at this meeting may not come up at the next session. He encouraged people to take home the sheets from this meeting with the Key Planning, Vision and the Goals & Objects lists, look them over more and if they have further thoughts or questions, they can e-mail him about them and/or bring them to the next Session. He offered his business card with his info.

Debbie Mercier asked for clarification on what the Visioning Session entailed. Devon explained that the group would break into smaller groups to get different answers (even splitting up couples) so they can identify what they want to see and identify the key issues which need to be looked at further. That will be the drive of what the staff looks over and propose for the future plan might help going forward for the community. It will give everyone the direction we need to go. Debbie Mercier stated, ***“So if that is the ‘Drive’ ,for people to put their ideas together, it is very important that people attend and gives us their input.”*** Devon agreed.

Devon asked the group to put their e-mails and contact info on the map from earlier and he collected them so he could send out future announcements. Debbie Mercier stated that the Town posts notice of its meetings in the usual 3 places each month and for any other meetings it has. She stated the Town published notice in the newspaper for this initial meeting but that the future meetings will be posted in the usual manner the Town uses. Devon stated he would also send out an e-mail reminder if people provided their e-mail addresses or other contact info if they do not have e-mail. He again offered his business card with contact info.

John Metzler stated that since the Planning Commission has the Sessions as part of its meetings, on the 3rd Tuesday of each month, that Planning usual business will take place on those nights but at earlier times—probably at 6:45 or 6:30 if needed.

Old Business: None

Other Business: None

Date & Time of Next Planning Commission Meeting were set: Tuesday April 17, 2018 at 7:00 pm *Note: the meeting will probably take place at St. Joseph Church (across the road from the Town Hall), in the church’s Social Hall in order to provide more room for the meeting.*

Motion to Adjourn Made by: Jason Miller; Dylan Mercier **2nded. AYES: 7 NAYS: 0.**

Motion Carried. Adjournment time: 8:05 pm.

Planning Commission Chairperson

Planning Commission Secretary