

## CITY OF MARINETTE ZONING ORDINANCE BOARD OF APPEALS MEETING MINUTES FROM FEBRUARY 01, 2021

1. Jon Heraly, City of Marinette Zoning Board of Appeals Chairperson, **called** the meeting **to order** at 04:19 PM in City of Marinette City Hall Conference Room # 214, 1905 Hall Avenue, Marinette Wis.
2. Upon a **call of the roll** it was determined a quorum of Board members were present and attendance was recorded as follows:  
**MEMBERS PRESENT:** Jon Heraly, Keith West, Dale Minzlaff & Joanne Vieth  
**MEMBERS ABSENT:** Wayne Ruechel & Curt Mayor  
**OTHERS PRESENT:** Mayor Genisot, Building Inspector Demlow, Duane Grove, Melanie Parma, Tom Tickler, Jennifer Nicastro & Lawrence Nicastro.
3. **APPROVAL OF PRIOR MARINETTE ZONING BOARD OF APPEALS MEETING MINUTES.**  
Keith West moved/ Joanne Vieth seconded and all concurred, to approve the City of Marinette Zoning Board of Appeals meeting minutes from 1/11/21 as submitted.
4. **Discussion and possible action regarding a Variance request from Somerville, Inc. to increase maximum lot coverage allowed to a maximum of 49.3%. Proposed lot coverage would be a maximum of 65,249 sq. ft., 12,578 sq. ft. above existing ordinance.**

Duane Grove & Melanie Parma representing Somerville, Inc. and Tom Tickler, representing the Marinette School District were present to answer any questions the Zoning Board of Appeals may have. The school district is looking to add additional Community spaces that could be used for the general public during non-school hours. The key factor for the variance is to not have to add a second floor as this school will be utilized for the youngest learners in the School District. A good portion of the addition will be on the current Asphalt at the location. The new space will utilize offices, a School Media center and new gym.

Board Chairperson Heraly proceeded to close the public hearing, due to no one else spoke at the meeting. Pursuant to Marinette Municipal Code § 13.4102(J) Board members established the following three (3) findings regarding the City of Marinette zoning code variance application:

- i. Dale Minzlaff moved/Joanne Vieth seconded and **motion passed** by a vote of 4 ayes to 0 nays to find that an unnecessary hardship exists for Somerville, Inc. and the owner can make no feasible use of the property at 611 Elizabeth Ave.
- ii. Keith West moved/ Dale Minzlaff seconded and **motion passed** by a vote of 4 ayes to 0 nays to find that the property has unique property limitations.
- iii. Joanne Vieth moved/ Keith West seconded and **motion passed** by a vote of 4 ayes to 0 nays to find that the granting of the variance would present no apparent harm to public interest, nor undermine purposes of Marinette Municipal Zoning Code, due to the lack of opposition to the variance application on file from any neighboring property owner and possible enhancement of neighboring property values.

Jon Heraly moved/Keith West seconded and upon a call of the roll **motion passed** by a vote of 4 ayes to 0 nays to **grant** a variance, to Somerville, Inc., to increase maximum lot coverage allowed to a maximum of 49.3%. Proposed lot coverage would be a maximum of 65,249 sq. 12,578 sq. ft. above existing ordinance and authorize City Building, and Zoning Code Inspector Demlow to eventually issue a building permit.

### 5. MEETING ADJOURNMENT.

Jon Heraly moved/ Joanne Vieth seconded and all concurred, to adjourn at 04:35 PM.

Lana Bero, City Clerk