

PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY MARCH 3, 2021

1. Mayor Genisot, City of Marinette Plan Commission Chairperson, called the regular meeting of the City of Marinette Plan Commission to order at 03:30 PM in the Common Council Chambers at Marinette City Hall, 1905 Hall Ave.
2. **Upon a call of the role** it was determined a quorum of commission membership was present and the following attendance was recorded:
COMMISSIONERS PRESENT: Mayor Genisot, John Marx (via go to meeting), Alderperson Skorik, Jon Heraly, Steve Lang, Mike Minzlaff (via go to meeting) & Public Works Director/City Engineer Miller.
COMMISSIONER'S ABSENT: None
OTHERS PRESENT: Building Inspector Curt Demlow, Alderpersons Keller, Polzin & Oitzinger (via go to meeting), Mike Biehl, Judge Noppenberg, Jim Callow & Dan Kitkowski.
3. **Approval of prior Plan Commission meeting minutes.**
Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 02/03/21.
4. **Public hearing regarding Application for Conditional Use Permit submitted by EFX, Inc., Marinette WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.2804H, a Recovery Residence Licensed as a Community Based Residential Facility (CBRF) in an I-1 Institutional and Public Service Zoned District of Tax Parcel Number 251-01429.001 at 3123 Shore Drive, Marinette, WI 54143.**

Mayor Genisot opened the public Hearing at 3:33 PM to accept public comment upon an application from EFX, Inc., Marinette WI, for a Conditional Use Permit

- Doug Oitzinger, 2572 S. Circuit Dr. commented the conditional use could be revisited if problems would exist as the conditional use permit is not permanent.

After no more comments were received the Mayor closed the Public Hearing at 3:35 PM.

5. **Vote regarding Application for Conditional Use Permit submitted by EFX, Inc., Marinette WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.2804H, a Recovery Residence Licensed as a Community Based Residential Facility (CBRF) in an I-1 Institutional and Public Service Zoned District of Tax Parcel Number 251-01429.001 at 3123 Shore Drive, Marinette, WI 54143.**

Commissioners proceeded with the following findings for items (a) through (h) of § 13.3906 of the Marinette Municipal Code, "Standards for Conditional Uses":

- a. Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to find that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- b. Commissioner Marx moved/ Lang seconded and all concurred, to find that the uses, values and enjoyment of other property in the neighborhood for purposes already permitted, shall be, in no foreseeable manner, substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- c. Commissioner Marx moved/Lang seconded and all concurred, to find that the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. Commissioner Heraly moved/ Alderperson Skorik seconded and all concurred, to find that adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- e. Commissioner Marx moved/ Minzlaff seconded and all concurred, to find that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

- f. **Commissioner Heraly moved/Aldersperson Skorik seconded and all concurred, to find, that the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.**
 - g. **Mayor Genisot moved/ Commissioner Heraly seconded and all concurred, to find that the proposed use does not violate flood plain regulations.**
 - h. **Aldersperson Skorik moved/Commissioner Minzlaff seconded and all concurred, to find that when applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.**
6. **Consideration and possible action regarding proposed site plan application submitted by Riverview Architecture LLC, Porterfield, WI for a parking lot at 3327 Hall Avenue, Marinette, WI. (See attached)**
No action was taken on this agenda item as the conditional use needs to be published and have a Public Hearing.
7. **Consideration and possible action regarding proposed site plan application submitted by Creative Sign Company, De Pere, WI for a building sign packet at Chem Design, 2 Stanton Street, Marinette, WI. (See attached)**
Trudi Janquart, Chem Design was present to respond to any Commissioner questions pertaining to the site plan that firm submitted on January 29, 2021. Public Works Director/ City Engineer Miller and Building Inspector Demlow indicated their review and approval of the plan by signing off on the form prior to today's meeting. Aldersperson Skorik moved/ Lang seconded and all concurred to approve, as presented, the sign site plan submitted by Creative Signs, DePere, WI for two illuminated signs at Chem Design located at 2 Stanton St, Marinette, WI.
8. **Consideration and possible action regarding proposed site plan application submitted by Golden Construction & Renovation, LLC of Marinette, WI for a garage at 3314 West Cleveland Avenue, Marinette, WI.**
Daniel Anderson, owner of property at 3314 W. Cleveland Ave, was present to respond to any Commissioner questions pertaining to the site plan submitted on February 16, 2021. Public Works Director/ City Engineer Miller and Building Inspector Demlow indicated their review and approval of the plan by signing off on the form prior to today's meeting. The site plan is an allowable use in the "B-1" district. Mr. Anderson is seeking permission to build a 45 X 32 Sq. Ft. Garage for storage, the original plan asked for a 40 X 32. Aldersperson Skorik asked Mr. Anderson to bring a site plan with the new Sq. footage to the building Inspector prior to building permit being issued. Commissioner Heraly moved/ Lang seconded and all concurred to approve the site plan submitted by submitted by Golden Construction & Renovation, LLC of Marinette, WI for a garage at 3314 West Cleveland Avenue, Marinette, WI.
9. **ADJOURNMENT.**
The meeting adjourned at 03:50 PM on motion by Commissioner Heraly moved/ Aldersperson Skorik seconded and all concurred.

Lana Bero, City Clerk

(The next regular Plan Commission meeting is [Wednesday 04/7/21 at 03:30 PM](#) in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)