

PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY APRIL 6, 2023

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, Alderperson Skorik, Commissioners Jon Heraly, Mike Minzlaff, John Marx, Steve Lang & Public Works Director/City Engineer Miller.
COMMISSIONER'S ABSENT:
OTHERS PRESENT: Joe Murray, Alderperson Oitzinger & Polzin, City Attorney Gagan, Judge Noppenberg, City Building Inspector Demlow, Mayor's Assistant/Community Development Specialist Jan Kust, Cindy Boyle, Nick Lemire & Erin Noha.
3. **Approve minutes of March 1, 2023 regular meeting**
Commissioners Heraly moved/Marx seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 03/01/23
4. **Public Hearing – Marinette Tax Incremental District # 16 project plan, boundaries & creation process.**
Pursuant to Wis. Stat. § 66.1105(4)(a,) Mayor Genisot opened the public hearing at 03:31 PM to accept public and Plan Commissioner comments regarding the proposed creation of the project plan and boundaries for City of Marinette Tax Incremental District No. 16.
Doug Oitzinger, 2572 S. Circuit drive spoke in opposition of the creation of TID # 16 regarding concerns with the zoning and cost.
After no further comments were received, Mayor Genisot closed the public hearing at 03:38 PM.
5. **Resolution No. PC 02-2023 – designating& approving TID # 15 project boundary & plan.**
Joe Murray, Senior Financial Advisor from Ehlers & Associates presented the proposed Tax Incremental District ("T ID") No. 16 ("District") is a proposed Mixed Use District comprising approximately 73 acres located in the Southwest side of the City next to the Marinette County Jail. Alderperson Skorik moved/ Commissioner Lang seconded and all concurred, to approve City of Marinette Plan Commission Resolution No. PC02-2023 recommending to the Common Council their approval of a resolution that creates City of Marinette TID # 16 district, establishes district boundaries as exhibited within the project plan, approves project plan and affirms that the creation of the district promotes orderly development within the City.
6. **Consideration and possible recommendation to the Common Council regarding the Certified Survey Map (CSM) submitted by Matthew C. Reider of Carow Land Surveying, Appleton, WI for Kwik Trip pertaining to the proposed combination of lots as described at Dunlap Avenue and Madison Avenue, Marinette, WI (see attached).**
Commissioner Marx moved/ Heraly seconded and all concurred to recommend the Common Council approve the Certified Survey Map (CSM) submitted by Matthew C. Reider of Carow Land Surveying, Appleton, WI for Kwik Trip pertaining to the proposed combination of lots as described at Dunlap Avenue and Madison Avenue, Marinette, WI.
7. **Consideration and possible recommendation to the Common Council to amend MMC Chapter 13 B Zoned Districts adding Pawnbroker/Pawn Shop as a Conditional Use and adding Coffee Shops in B-1 and B-4 zoned Districts as a Permitted Use**
Commissioner Lang moved/ Minzlaff seconded and all concurred to recommend the Common Council approve to amend MMC Chapter 13 B Zoned Districts adding Pawnbroker/Pawn Shop as a Conditional Use and adding Coffee Shops in B-1 and B-4 zoned Districts as a Permitted Use
8. **Discussion and possible action regarding the site plan submitted by Boyle Design Group, Marinette, WI for the Insight Vision illuminated wall sign at 3003 Cleveland Avenue, Marinette, WI**
Cindy Boyle, Boyle Design Group, appeared to respond to any Commissioner questions regarding the business sign site plan that was submitted on March 13, 2023, that depicted a proposed illuminated Wall sign. Public Works Director/City Engineer Miller and City Building, Code Inspector Curt Demlow indicated their review and

approval of the plan, by signing off on it prior to today's meeting. Commissioner /Heraly moved/ Marx seconded and all concurred, to approve, as presented, the aforementioned business sign site plan submitted by Boyle Design Group, and authorize City Building Inspector Curt Demlow to issue a sign permit to Boyle Design Group, Marinette, WI for the Insight Vision illuminated wall sign at 3003 Cleveland Avenue, Marinette, WI which is located in a B-1 Local Shopping District.

9. Discussion and possible action regarding the site plan submitted by Stratford Sign Company, LLC, Stratford, WI for a wall sign at Samuel Pressure Vessel Group, 2121 Cleveland Avenue, Marinette, WI.

Public Works Director/City Engineer Miller, Water Utilities Manager Howard, Fire Chief Heckel & City Building Inspector Demlow indicated their review and approval of the site plan, by signing off on it prior to today's meeting. Alderperson Skorik moved/ Commissioner Marx seconded and all concurred, to approve, as presented, the aforementioned site plan for a wall sign contingent upon Stratford Sign Company, LLC receives a sign erector license and authorize City Building Inspector Demlow to issue a sign permit to Stratford Sign Company, LLC, Stratford, WI for a wall sign at Samuel Pressure Vessel Group, 2121 Cleveland Avenue, Marinette, WI which is located in a "M-2" Heavy Manufacturing Zoning District

10. Discussion and possible action regarding the site plan submitted Lemire Enterprises LLC dba Turn 4 Car Wash, Marinette, WI for an illuminated sign plan at Turn 4 Car Wash, 1610 Cleveland Avenue, Marinette, WI (see attached).

Nick Lemire, appeared on behalf of Lemire Enterprises, LLC property owner, to respond to any Commissioner questions regarding the site plan that was submitted on March 24, 2023. Public Works Director/ City Engineer Miller & City Building Inspector Demlow indicated their review and approval of the site plan, by signing off on it prior to today's meeting. Commissioner Land moved/ Heraly seconded and all concurred, to approve, as presented, the aforementioned site plan for an illuminated sign contingent upon Lemire Enterprises receives a Sign Erector license and authorize City Building Inspector Demlow to issue a sign permit to Lemire Enterprises LLC dba Turn 4 Car Wash, Marinette, WI for an illuminated sign plan at Turn 4 Car Wash, 1610 Cleveland Avenue, Marinette, WI which is located within an "B-1" Local Shopping District.

11. Discussion and possible action regarding future agenda items.

Discussion and possible action time line for Conditional Uses for Parking Lots.

12. ADJOURNMENT.

The meeting adjourned at 04:23 PM on motion by Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred.

Lana R. Bero, City Clerk

(The next regular Plan Commission meeting is [Wednesday 05/03/23 at 03:30 PM](#) in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)