

# PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY MAY 5, 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 roll** it was determined a quorum of commission membership was present and the following attendance was recorded:  
**COMMISSIONERS PRESENT:** Mayor Genisot, Commissioner John Marx (via GoTo meeting), Alderperson Skorik, Commissioner Jon Heraly, Commissioner Steve Lang, Commissioner Mike Minzlaff (via GoTo meeting) & Public Works Director/City Engineer Miller.  
**COMMISSIONER'S ABSENT:** None  
**OTHERS PRESENT:** Alderperson Flatt, John Liesveld, Jim Callow, Jan Kust, Building Inspector Demlow, Mary Woleske, Ryan Erdmann, Corry Lambie, and Dr. Dan Kallgren
3. **Approval of prior Plan Commission meeting minutes dated.**  
Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 04/07/21.
4. **Consideration and possible recommendation to the Common Council to create MMC 13.4600 pertaining to "Storage Containers" in the City Ordinance.**  
City Building Inspector Demlow discussed the need to regulate the "storage containers" that have become popular and have started to show up within the City. With this ordinance, storage containers would not be permitted in residential areas (with certain exceptions, such as temporarily while moving), storage containers would be allowed with a permit in B-1 and B-4 districts, and would be allowed with no permit in an institutional or manufacturing district. Alderperson Skorik moved/Commissioner Lang seconded and all concurred to recommend Common Council approve Ordinance creating MMC 13.4608 pertaining to storage containers.
5. **Consideration and possible recommendation to the Common Council to create MMC 13.3100 pertaining to the Historic Preservation Overlay District.**  
Alderperson Flatt discussed the proposed revisions to Marinette local preservation ordinance. This would change how properties are designated by allowing the Historic Preservation the power to recommend designation of historic sites, structures and districts rather than how it is currently being done; by request of the property owner. A public hearing would be held and property owner has the right to appeal the proposed designation; with the Common Council given the authority to either designate or reject the historic structure or site. Alderperson Skorik moved/Public Works Director/City Engineer Miller seconded and upon a call of roll the motion passed by a vote of 5 ayes to 2 nays (Commissioners Lang and Marx) to recommend Common Council approve MMC 13.3100 pertaining to the Historic Preservation Overlay District.
6. **Public hearing regarding an application for Conditional Use Permit submitted by Somerville Inc., Green Bay, WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.1506(D), the construction of a building addition to, Park Elementary School, 1225 Hockridge Street, Marinette, WI in an R-2 One and Two Family Residential Zoning District.**  
Mayor Genisot opened the public Hearing at 4:32 PM to accept public comment upon an application from Somerville Inc., Green Bay, WI for a Conditional Use Permit  
After no comments were received the Mayor closed the Public Hearing at 4:34 PM.
7. **Vote regarding an application for Conditional Use Permit submitted by Somerville Inc., Green Bay, WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.1506(D), the construction of a building addition to Park Elementary School, 1225 Hockridge Street, Marinette, WI in an R-2 One and Two Family Residential Zoning District.**  
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 Marx 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 Heraly moved/ Commissioner Marx 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 Lang moved/Minzlaff 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 Minzlaff moved/ Commissioner Lang 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 Heraly moved/ Alderperson Skorik 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. Alderperson Skorik moved/Commissioner Minzlaff 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. Commissioner Heraly moved/Alderperson Skorik seconded and all concurred, to find that the proposed use does not violate flood plain regulations.
  - h. Mayor Genisot moved/ Alderperson Skorik 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.
8. **Consideration and possible action regarding proposed site plan application submitted by Somerville Inc., Green bay, WI for a school addition and remodel at Park Elementary School, 1225 Hockridge Street, Marinette, WI.**

Public Works Director /City Engineer Miller and City Building Inspector Demlow indicated their review and approval of the plan, by signing off on it prior to today's meeting. Commissioner Heraly moved/Lang seconded and all concurred, to **approve**, as presented, the aforementioned site plan submitted by Somerville, Inc., Green Bay, WI and authorize City Building and Zoning Code Inspector Curt Demlow to issue permits to Somerville, Green Bay, WI for school addition and remodel at Park Elementary School, 1225 Hockridge Street, Marinette, WI.

9. **Public hearing regarding an application for Conditional Use Permit submitted by Somerville Inc., Green Bay, WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.1506(D), the construction of a building addition to Merryman Elementary School, 611 Elizabeth Avenue, Marinette, WI in an R-2 One and Two Family Residential Zoning District.**

Mayor Genisot opened the public Hearing at 4:51 PM to accept public comment upon an application from Somerville Inc., Green Bay, WI for a Conditional Use Permit .

After no comments were received the Mayor closed the Public Hearing at 4:53 PM.

10. **Vote regarding an application for Conditional Use Permit submitted by Somerville Inc., Green Bay, WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.1506(D), the construction of a building addition to Merryman Elementary School, 611 Elizabeth Avenue, Marinette, WI in an R-2 One and Two Family Residential Zoning District.**

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. Alderperson Skorik moved/ Commissioner 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 Heraly moved/Minzlaff 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. Mayor Genisot moved/Commissioner Marx 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 Minzlaff moved/ Alderperson Heraly 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. Alderperson Skorik moved/Commissioner Lang 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/Alderperson Skorik seconded and all concurred, to find that the proposed use does not violate flood plain regulations.
- h. Mayor Genisot moved/ Alderperson Skorik 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.

**11. Consideration and possible action regarding proposed site plan application submitted by Somerville Inc., Green Bay, WI for a school addition and remodel at Merryman Elementary School, 611 Elizabeth Avenue, Marinette, WI.**

Public Works Director /City Engineer Miller and City Building Inspector Demlow indicated their review and approval of the plan, by signing off on it prior to today's meeting. Alderperson Skorik moved/Commissioner Lang seconded and all concurred, to approve, as presented, the aforementioned site plan submitted by, Somerville, Inc., Green Bay, WI and authorize City Building Inspector Curt Demlow to issue permits to Somerville, Inc. Green Bay, WI for school addition and remodel at Merryman Elementary School, 611 Elizabeth Avenue, Marinette, WI.

**12. Public hearing regarding an application for Conditional Use Permit submitted by Somerville Inc., Green Bay, WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.1506(D), the construction of a staff parking lot (Parcel Number 251-03371.000) for Merryman Elementary School, 611 Elizabeth Avenue, Marinette, WI in an R-2 One and Two Family Residential Zoning District.**

Mayor Genisot opened the public Hearing at 4:57 PM to accept public comment upon an application from Somerville Inc., Green Bay, WI for a Conditional Use Permit  
After no comments were received the Mayor closed the Public Hearing at 4:58 PM.

**13. Vote regarding an application for Conditional Use Permit submitted by Somerville Inc., Green Bay, WI to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.1506(D), the construction of a staff parking lot (Parcel Number 251-03371.000) for Merryman Elementary School, 611 Elizabeth Avenue, Marinette, WI in an R-2 One and Two Family Residential Zoning District.**

- a. Alderperson Skorik moved/Commissioner Lang 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. Commissioners Lang moved/Heraly 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. Mayor Genisot moved/Commissioner 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. Commissioners Marx moved/Lang 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. Commissioners Minzlaff moved/Lang 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. Commissioner Lang moved/Mayor Genisot seconded and all concurred, to find that the proposed use does not violate flood plain regulations.
- h. Commissioner Heraly moved/Alderperson Skorik 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.

14. **Consideration and possible action regarding proposed site plan application submitted by Somerville Inc., Green Bay, WI for the construction of a staff parking lot (Parcel Number 251-03371.000) for Merryman Elementary School, 611 Elizabeth Avenue, Marinette, WI.**

Public Works Director /City Engineer Miller and City Building Inspector Demlow indicated their review and approval of the plan, by signing off on it prior to today's meeting. Commissioner Heraly moved/Aldersperson Skorik seconded and all concurred, to **approve**, as presented, the aforementioned site plan submitted by Somerville Inc., Green Bay, WI and authorize City Building Inspector Curt Demlow to issue permits to Somerville, Inc., Green Bay, WI for staff parking lot for Merryman Elementary School, 611 Elizabeth Avenue, Marinette, WI.

15. **Consideration and possible action regarding proposed site plan application submitted by Poblocki Sign Company LLC, West Allis, WI for an internally illuminated Emergency sign added to the Emergency Canopy at Aurora Medical Center, 3003 University Drive, Marinette, WI.**

Public Works Director /City Engineer Miller and City Building Inspector Demlow indicated their review and approval of the plan, by signing off on it prior to today's meeting. Commissioner Lang moved/Aldersperson Skorik seconded and all concurred, to **approve**, as presented, the aforementioned site plan submitted by, Poblocki Sign Company LLC, West Allis, WI and authorize City Building Inspector Demlow to issue a sign permit to Poblocki Sign Company LLC, West Allis, WI for an internally illuminated Emergency sign added to the Emergency canopy at Aurora Medical Center, 3003 University Drive, Marinette, WI.

16. **Consideration and possible action regarding proposed site plan application submitted by Elevate 97, Green Bay, WI for an illuminated sign packet with (2) building signs and a monument sign at Hurckman Mechanical Industries, Inc., 301 E. Russell Street, Marinette, WI.**

Public Works Director /City Engineer Miller and City Building Inspector Demlow indicated their review and approval of the plan, by signing off on it prior to today's meeting. Commissioner Heraly moved/Commissioner Lang seconded and all concurred, to **approve**, as presented, the aforementioned sign site plan submitted by Elevate 97, Green Bay, WI and authorize City Building Inspector Demlow to issue a sign permit to Elevate 97, Green Bay, WI for an illuminated sign with 2 building signs and a monument sign at Hurckman Mechanical Industries, In., 301 E. Russell Street, Marinette, WI.

17. **Presentation and possible action regarding Bay-Lake Regional Planning Commission update and progress on the city of Marinette Comprehensive Plan.**

Brandon Robinson and Sadie DiNatale of Bay Lake Regional Planning Commission presented a partial 20-year Comprehensive Plan Update Draft and Goals, Objectives, Policies handout for the Plan Commission to review and make suggestions for changes or additions. The Plan Commission was also given a link to an online tool to review and identify Marinette's strengths, weaknesses, opportunities, and threats from an economic development perspective. To stay on task with the timeline set out for the 20-year Comprehensive Plan Update, these items should be reviewed within the next two weeks. No action was taken on this agenda item.

18. **ADJOURNMENT.**

The meeting adjourned at 05:52 PM on motion by Commissioners Heraly moved/ Lang seconded and all concurred.

Mindy Campbell, Deputy City Clerk

(The next regular Plan Commission meeting is Wednesday 05/19/21 at 03:30 PM in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)