

PLAN COMMISSION REGULAR MEETING MINUTES FROM TUESDAY JUNE 27, 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 & Public Works Director/City Engineer Miller.
COMMISSIONER'S ABSENT: Commissioners John Marx, & Steve Lang
OTHERS PRESENT: Joe Murray, Alderperson Oitzinger, Polzin, Mikutowski & Karban, City Building Inspector Demlow, Mary Miller, Tom Miller, Pat Recla, Melissa Ebsch & Erin Noha.
3. **Approve minutes of June 7, 2023 regular meeting**
Commissioners Heraly moved/Alderperson Skorik seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 6/07/23
4. **Public Hearing – Marinette Tax Incremental District # 18 project plan, boundaries & creation process.**
Pursuant to Wis. Stat. § 66.1105(4) (a,) Mayor Genisot opened the public hearing at 03:33 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. 18.
Doug Oitzinger, 2572 S. Circuit drive spoke of some suggestions he would like considered in regards to the creation of TID # 18.
After no further comments were received, Mayor Genisot closed the public hearing at 03:36 PM.
5. **Resolution No. PC 04-2023 – designating& approving TID # 18 project boundary & plan.**
Joe Murray, Senior Financial Advisor from Ehlers & Associates presented the proposed City of Marinette Tax Incremental Finance (TID) # 18 Project Plan. The proposed district includes two-parcel Industrial District comprising 19 acres located across Aerial Drive, south of Woleske Road and north of Edwin Street. Alderperson Skorik moved/ Commissioner Minzlaff seconded and all concurred, to approve City of Marinette Plan Commission Resolution No. PC04-2023 recommending to the Common Council their approval of a resolution that creates City of Marinette TID # 18 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. **Public Hearing – Marinette Tax Incremental District # 19 project plan, boundaries & creation process.**
Pursuant to Wis. Stat. § 66.1105(4) (a,) Mayor Genisot opened the public hearing at 03:38 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. 19.
Liz Mikutowski, 3211 Carney Ave, spoke of concerns with the traffic on Pierce Avenue and is suggesting infrastructure be added to the plan for Pierce Avenue & Parnell Street, she also asked to survey users for suggestions of the neighboring Daggett St Park.
Doug Oitzinger, 2572 S. Circuit drive spoke of some concerns with the traffic flow in the proposed TID Plan and also has concerns with the clean-up of the parcel, he also stated the parcel is zoned incorrectly on the map
After no further comments were received, Mayor Genisot closed the public hearing at 03:42 PM.
7. **Resolution No. PC 05-2023 – designating& approving TID # 19 project boundary & plan.**
Joe Murray, Senior Financial Advisor from Ehlers & Associates presented the proposed City of Marinette Tax Incremental Finance (TID) # 19 Project Plan is a proposed Mixed-Use District comprising approximately 8-acres located on both west by Pierce Avenue, Wells Street on the east and dissected by Daggett Street. It includes Daggett Street Park. Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to approve City of Marinette Plan Commission Resolution No. PC05-2023 recommending to the Common Council their approval of a resolution that creates City of Marinette TID # 19 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 is a proposed Mixed-Use District comprising approximately 8-acres located on both west by Pierce Avenue, Wells Street on the east and dissected by Daggett Street. It includes Daggett Street Park, with the addition the project plan reflects in the cash flow Pierce Ave, Parnell St and Daggett St, as an eligible expense for street construction as all three are within the ½ mile radius of the TID District.
8. **Public hearing regarding Application for Conditional Use Permit submitted by Jennifer Schiller to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.1506(A), an Assisted Living Facility for adults with developmental disabilities at 115 Hancock Street, Marinette, WI in an R-2 One and Two Family Residential Zoning District.**

Mayor Genisot opened the public Hearing at 4:07 PM to accept public comment upon an application

- Jennifer Schiller, 115 Hancock St, was present to answer any questions the Plan Commission may have.
- Mary A. Miller, 428 Baxter St spoke in favor of the Conditional Use.
- Pat Recla, 118 Hancock St, spoke in favor of the Conditional use.

After no more comments were received the Mayor closed the Public Hearing at 4:17 PM.

9. Vote regarding the Application for Conditional Use Permit submitted by Jennifer Schiller to allow as a conditional use, pursuant to Marinette Municipal Code Section 13.1506(A), an Assisted Living Facility for adults with developmental disabilities at 115 Hancock 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”:

- Commissioner Heraly moved/ Alderperson Skorik 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.**
- Commissioner Heraly moved/ Minzlaff 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.**
- Commissioner Minzlaff moved/Alderperson Skorik 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.**
- Commissioner Heraly moved/ Minzlaff seconded and all concurred, to find that adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.**
- Alderperson Skorik moved/ Commissioner 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.**
- Commissioner Heraly moved/ Mayor Genisot 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.**
- Alderperson Skorik moved/ Commissioner Minzlaff seconded and all concurred, to find that the proposed use does not violate flood plain regulations.**
- 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.**

10. Discussion and possible action regarding a site plan submitted by All-Out Asphalt, LLC, Oconto Falls, WI for paving the back lot at Dr. Bourgeois Optometry, 1507 Main Street, Marinette, WI (see attached).

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 Minzlaff seconded and all concurred, to approve, as presented, the site plan submitted by All-Out Asphalt LLC, Oconto Falls WI and authorize City Building Inspector Curt Demlow to issue a parking lot permit to that firm authorizing the aforementioned site plan for paving the back lot at Dr. Bourgeois Optometry, 1507 Main Street, Marinette, WI.

11. Discussion and possible action regarding future agenda items.

Update/Status report on Parking lots approved by Plan Commission. (Building Inspector Demlow).

12. ADJOURNMENT.

The meeting adjourned at 04:25 PM on motion by Commissioners Heraly/Alderperson Skorik seconded and all concurred.

Lana R. Bero, City Clerk

(The next regular Plan Commission meeting is Wednesday 07/12/23 at 03:30 PM in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)