

## PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY AUGUST 16, 2023

1. Commissioner John Marx filling in for 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:** Commissioners Steve Lang, Jon Heraly, Mike Minzlaff, Alderperson Skorik & Public Works Director/City Engineer Miller.  
**COMMISSIONER'S ABSENT:** Mayor Genisot.  
**OTHERS PRESENT:** Building Inspector Curt Demlow (via phone), Alderperson Polzin, Erin Noha & Melissa Ebsch
3. **Approve minutes of August 2, 2023 regular meeting**  
Commissioner Heraly moved/ Alderperson Skorik seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 8/2/23.  
  
Commissioner Marx asked to take action on item 5 next and move item 4 after item 9.  
Alderperson Skorik moved/ Commissioner Lang seconded and all concurred to approve.
5. **Discussion and possible action regarding a site plan submitted by Meiers Signs Inc., Escanaba, MI for a sign packet at Stellar Center/Edward Jones, 2025 Marinette Avenue, Marinette, WI**  
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/ Alderperson Skorik seconded and all concurred, to approve, as presented, the aforementioned business sign site plan submitted by Meiers Sign Inc., Escanaba, MI for a sign packet at Stellar Center/Edward Jones, 2025 Marinette Avenue, Marinette, WI and authorize City Building Inspector Curt Demlow to issue a sign permit to Meiers Signs Inc., Escanaba, MI for a sign packet at Stellar Center/Edward Jones, 2025 Marinette Avenue, Marinette WI which is located within a "B-4" Highway Business Zoned District.
6. **Discussion and possible action regarding the site plan submitted by Midwest Expansion, LLP, Green Bay, WI for a new housing development at Marinette Apartments, LLC, 2501-2515 University Drive, Marinette, WI.**  
Steve Weslowski representing Midwest Expansion LLP, was present to answer any questions the commission may have. 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. Commissioner Lang moved/ Heraly seconded and all concurred, to approve, as presented, the aforementioned site plan submitted by Midwest Expansion, LLP, Green Bay, WI for a new housing development at Marinette Apartments, LLC, 2501-2515 University Drive, Marinette, WI. contingent upon Fire Hydrant be moved in accordance with the Fire Departments request and DNR approval for Crossing Wetlands and authorize City Building Inspector Curt Demlow to issue a building permit to Midwest Expansion, LLP, Green Bay, WI for a new housing development at Marinette Apartments, LLC, 2501-2515 University Drive, Marinette, WI. which is located within a "RM-2" Highway Zoned District.
7. **Discussion and possible action regarding a site plan revision submitted by Bayland Construction, Green Bay, WI for Cleveland Avenue Car Wash, 1610 Cleveland Avenue, Marinette, WI.**  
Nick Lemire, 1135 Daggett St and owner of Turn Four Car Wash was present to answer any questions the commission may have. 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 Heraly seconded and all concurred, to approve, as presented, the site plan revision submitted (contingent upon property owner confirming water main is large enough to support the Car Wash) by Bayland Construction, Green Bay WI and authorize City Building Inspector Curt Demlow to issue a building permit to that firm authorizing the aforementioned site plan revision for Cleveland Avenue Car Wash, 1610 Cleveland Avenue, Marinette WI, which is located within an "B-1" Zoned District.

**8. Discussion and possible action regarding a site plan submitted by Carlson Asphalt, LLC, Peshtigo, WI for a blacktop parking area at 2300 Hall Avenue, Marinette, WI**

Kathy Molkentine, 1141 State St was present to answer any questions the commission may have. 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. Commissioner Heraly moved/ Lang seconded and all concurred, to approve, as presented, the aforementioned sign site plan submitted by Carlson Asphalt, LLC and authorize City Building Inspector Demlow to issue a building permit, to Carlson Asphalt, LLC, Peshtigo, WI for a blacktop parking area at 2300 Hall Avenue, Marinette, WI which is located within an "'B-1" Zoned District.

**9. Discussion and possible action regarding the Update/Status Report on parking lots approved by Plan Commission (Building Inspector Demlow)**

Building Inspector Demlow discussed three previous approved parking lots that are not complete. The parking lot on corner of Dawes and Hall Ave does have a proposal and quotes in to be completed by September so the only two would be the K&K parking lots that are still out of compliance. Demlow has sent the owner multiple letters giving them a timeline to complete the two lots. The committee asked Building Inspector Demlow send the owner of the parking lots a letter requesting their presence at next Plan Commission meeting on September 6<sup>th</sup> and include this is a time sensitive matter with the construction season coming to an end and the parking lots need to be completed in the very near future otherwise a citation may be given. No action was taken on this agenda item.

**4. Discussion and possible recommendation to the Common Council to amend MMC 13.1506 pertaining to Conditional Uses in an R-2 One and Two Family Zoning District (see attached redlined).**

Building Inspector Demlow explained the reason for the changes. Commissioner Lang moved/ Minzlaff seconded and all concurred to recommend the Common Council approve as presented the amendments to MMC 13.1506 pertaining to Conditional Uses in an R-2 One and Two Family Zoning District

**10. Discussion and possible action regarding future agenda items.**

Update/ Status report regarding Parking lots approved by Plan Commission.

**11. ADJOURNMENT.**

The meeting adjourned at 04:05 PM on motion by Alderperson Skorik/ Commissioner Lang seconded and all concurred.

Lana R. Bero, City Clerk

(The next regular Plan Commission meeting is [Tuesday 09/6/23 at 03:30 PM](#) in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)