

# PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY AUGUST 17, 2022

1. Mayor Genisot, City of Marinette Plan Commission Chairperson, called the regular meeting of the City of Marinette Plan Commission to order at 03:32 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, Jon Heraly, Steve Lang, & Public Works Director/City Engineer Miller.  
**COMMISSIONER'S ABSENT:** Mike Minzlaff and John Marx.  
**OTHERS PRESENT:** City Building Inspector Demlow; Alderperson Oitzinger; Pete Aretz; Kris Aretz; Alex Aretz; Ben Aretz; Rick Fisher; Virginia McFarland; Cathy Molkentine and Dan Kitkowski.
3. **Approval of prior Plan Commission meeting minutes.**  
Alderperson Skorik moved/Commissioner Lang seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 08/03/22.
4. **Pioneer Plastics building addition and new parking area site plan for facility located at 3513 Parcek St.**  
Pete Aretz, Owner of Pioneer Plastics, appeared to respond to any Commissioner questions regarding an 8,330 square foot warehouse addition and 15 space parking area site plan submitted on July 28, 2022, by KBM Construction, Inc. Public Works Director & City Engineer Miller, City Building Inspector Demlow, Utility Operations Manager Howard, and Fire Chief Heckel indicated their review and approval of the plan, by signing off on it prior to today's meeting. Commissioners Heraly moved/Lang seconded and all concurred, to approve, as presented, the aforementioned building addition and parking area site plan submitted by KBM Construction, Inc., on behalf of Pioneer Plastics and authorize City Building Inspector Curt Demlow to issue a building permit authorizing the aforementioned addition and hard surfaced parking lot site plan located at 3513 Parcek St. which is located within a "M-2" Heavy Manufacturing Zoned District.
5. **Havelka Holdings LLC use change site plan for property located at 2300 Hall Ave.**  
Cathy Molkentine, Havelka Holdings LLC representative, was present to respond to any Commissioner questions regarding use change from bar to parking display area located at 2300 Hall Ave. A former bar has been razed to provide a car display area on this parcel. Public Works Director & City Engineer Miller, City Building Inspector Demlow, Utility Operations Manager Howard and Fire Chief Heckel 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 the aforementioned use change for property located at 2300 Hall Ave. within a "B-3" Community Business District, with the stipulation that Havelka Holdings LLC comes back to Plan Commission meeting in June, 2023 with a plan for construction of a new building or hard surfacing of the parcel located to the north of said parcel at 2300 Hall Ave.
6. **Garrow Oil Corp. sign site plan for property located at 2700 Cleveland Ave.**  
Virginia McFarland, Apollo Imaging LLC representative, appeared on behalf of Garrow Oil Corp. to respond to any Commissioner questions regarding the business sign site plan that was submitted on August 8, 2022 that depicted a proposed rebranding of Exxon to Citgo for the canopy sign located at 2700 Cleveland Ave. 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. Commissioners Lang moved/Heraly seconded and all concurred, to approve, as presented, the aforementioned business sign site plan submitted by Apollo Imaging LLC on behalf of Garrow Oil Corp., and authorize City Building Inspector Demlow to issue a sign permit to Apollo Imaging LLC, authorizing a rebranding of Exxon to Citgo for the canopy sign located at 2700 Cleveland Ave. which is located within a "B-1" Local Shopping District.
7. **Holiday Inn Express and Suites site plan for property located at 2700 Roosevelt Rd.**  
Rick Fisher, Fisher & Associates, LLC., appeared on behalf of MARWI HIX, LLC, to respond to any Commissioner questions regarding the site plan that was submitted on August 07, 2022 that depicted a new construction, 4 story, 93-unit Holiday Inn hotel. The location of the building is the paved parking lot of the former Shopko store. Public Works Director & City Engineer Miller, City Building Inspector Demlow, Utility Operations Manager Howard, and Fire Chief Heckel 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 business site plan submitted by Moyle Construction on behalf of MARWI HIX, LLC, and authorize City Building Inspector Demlow to issue a permit to Moyle Construction, authorizing new construction of a 4 story,

93-unit Holiday Inn Express and Suites, located at 2700 Roosevelt Rd. which is located within a “B-4” Highway Business Zoned District.

8. **Common Council recommendation regarding amending Marinette Municipal Code § 13.4401 (Definitions).**

City Building Inspector Demlow asked commissioners present to consider an amendment to Marinette Municipal Code § 13.4401 pertaining to definitions. Primary reason for the amendment is to define accessory structure and limit how many are allowed. Alderperson [Skorik](#) moved/Commissioner [Heraly](#) seconded and all concurred to recommend the Common Council approve, as presented, an amendment to Marinette Municipal Code § 13.4401 pertaining to definitions.

9. **Common Council recommendation regarding amending Marinette Municipal Code § 13.1400.**

City Building Inspector Demlow asked Commissioners present to consider an amendment to Marinette Municipal Code § 13.1400 pertaining to R-1 and R-2 Permitted Accessory Uses. Demlow reported this amendment while creating uniformity within the City will allow for freedom for an additional accessory building based on the size of the lot but also taking into account the buildable area. Alderperson [Skorik](#) moved/Commissioner [Heraly](#) seconded and all concurred to recommend the Common Council approve, as presented, an amendment to Marinette Municipal Code § 13.1400 pertaining to R-1 and R-2 Permitted Accessory Uses.

10. **ADJOURNMENT.**

The meeting adjourned at 04:10 PM on motion by Alderperson [Skorik](#)/Commissioner [Heraly](#) seconded and all concurred.

Mindy Campbell, Deputy City Clerk

(The next regular Plan Commission meeting is [Wednesday 09/07/22 at 03:30 PM](#) in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)