

PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY JANUARY 9, 2019

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 Marx, Jon Heraly, Steve Lang & Public Works Director/City Engineer Miller.
COMMISSIONER'S ABSENT: Commissioner Tom Crowley & Keith Killen
OTHERS PRESENT: City Attorney Sbar; City Building, and Zoning Code Inspector Demlow; Alderperson Noppenberg; Fire Chief Heckel; Doug Oitzinger; Heather & Randal Burtts; Ruth & John Kowalski; Marsha Rettke; Cindy and Chuck Boyle; Tom Schwaba; Jeff Zeratsky; Martin Shaw; Duane Grove; Tryqz Rhude; Ralph Weber; Emma Kuhn and Lynette Brosig.
3. **Approval of prior Plan Commission meeting minutes.**
Alderperson Marx moved/Commissioner Heraly seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 12/05/18.
4. **Public hearing for conditional use permit application from City of Marinette Mayor Steve Genisot,**
Pursuant to Marinette Municipal Code § 13.3904, Mayor Genisot opened the public Hearing at 3:35 PM to receive public comment on an Application for Conditional Use Permit filed by Johnson Controls and Luther Home at Luther Home, 831 Pine Beach Road, Marinette, WI to place a privately-owned water extraction treatment system enclosed by a building approximately 650 feet south from the main entrance to Luther Home and Pine Beach Road in a RM-2 Multiple Family Residential Zoning District pursuant to MMC 13. 1805I.
 - Ralph Weber, Milwaukee WI representing a group of residents spoke against the Conditional Use permit asking the committee to table any action until some questions can be answered by Johnson Controls on some issues the area residents have.
 - Doug Oitzinger, 2572 S. Circuit Dr. also wanted some questions answered and passed out a sheet to the commission hoping to get some answers before the Commission voted on the Conditional Use Permit.
 - Chris Behrend, Jim Cox and Ben Verberg representing Johnson Controls were present to answer any questions the Commission may have.After no more comments were received, Mayor Genisot closed the public hearing at 03:50 PM.
5. **Consideration and possible action regarding an Application for a Conditional Use Permit from Johnson Controls and Luther Home at Luther Home, 831 Pine Beach Road, Marinette, WI to place a privately-owned water extraction treatment system enclosed by a building approximately 650 feet south from the main entrance to Luther Home and Pine Beach Road in a RM-2 Multiple Family Residential Zoning District pursuant to MMC 13. 1805I**
Commissioners proceeded with the following findings for items (a) through (h) of § 13.3906 of the Marinette Municipal Code, "Standards for Conditional Uses":
 - a. Commissioners Heraly moved/ 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. Alderperson Marx moved/Commissioner 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. Alderperson Marx moved/Commissioner Heraly 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 Lang moved/ Alderperson 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 Heraly moved/Alderperson Marx 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. Commissioner Lang moved/Alderperson Marx 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. Alderperson Marx moved/Commissioner Heraly seconded and all concurred, to find that the proposed use does not violate flood plain regulations.

h. Commissioners Lang moved/Heraly 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.

6. **Consideration and possible action regarding Application to approve Site Plan submitted by Lithocrafters Printing, Marinette, WI for a signage permit at 1896 Homestead Shoppe at 1311 Marinette Avenue, Marinette, WI.** Heather and Randall Burtts owner of 1896 Homestead Shoppe was present to respond to any Commissioner questions regarding the sign site plan that was submitted on [December 10, 2018](#). Public Works Director & City Engineer Miller and City Building, and Zoning Code Inspector Demlow indicated their review and approval of the plan, by signing off on it prior to today's meeting. Alderperson Marx moved/[Commissioner Heraly](#) seconded and all concurred, to approve, as presented, the aforementioned sign site plan for a "2X8" wall sign (with separate decorative lights around the sign) for business at 1311 Marinette Ave, and authorize City Building and Zoning Code Inspector Curt Demlow to issue a Sign permit for business located at 1311 Marinette Ave which is located in a "B-1" Zoned District
7. **Discussion and possible action regarding proposed site plan for plan submitted by Cyntergy, Tulsa, OK for additional parking stalls with covered canopy on existing pavement at Walmart, 2900 Roosevelt Road,.** Site plan was submitted on December 17, 2018 Public Works Director & City Engineer Miller and City Building, and Zoning Code Inspector Demlow indicated their review and approval of the plan, by signing off on it prior to today's meeting. Commissioner Heraly moved/ Alderperson Marx seconded and all concurred, to approve, as presented, the aforementioned site plan for additional parking stalls with covered canopy on existing pavement located at 2900 Roosevelt Rd. Marinette, WI. and authorize City Building and Zoning Code Inspector Curt Demlow to issue a building permit to Cyntergy authorizing additional parking stalls with covered canopy at 2900 Roosevelt Rd, Marinette WI (Walmart) which is located in a "B-4" Highway Business Zoned district.
8. **ADJOURNMENT.**
The meeting adjourned at [04:10 PM](#) on motion by Commissioners [Heraly/Lang](#) seconded and all concurred.

Lana Bero, City Clerk

(The next regular Plan Commission meeting is [Wednesday 02/06/19 at 03:30 PM](#) in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)