

## PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY March 06, 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, Jon Heraly, Steve Lang, Tom Crowley, Keith Killen, Alderperson Marx & Public Works Director/City Engineer Miller.  
**COMMISSIONER'S ABSENT:**  
**OTHERS PRESENT:** City Attorney Sbar, Alderperson Flatt, Bethany Skorik, Eric Gutknecht, Tim Stauss, Dale Samples, Emma Kuhn & Amber Myska.
3. **Approval of prior Plan Commission meeting minutes.**  
Commissioner Heraly moved/Alderperson Marx seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 02/06/19.
4. **Public Hearing conducted pursuant to Marinette Municipal Code Section 13.3904, the purpose of which is to receive public comment on an application from Eric Gutknecht, 315 County Road T, Marinette, WI 54143, to allow, as a conditional use, pursuant to Marinette Municipal Code Section 13.2005O, an automobile body shop in a B-1 Local Shopping Zoning District (Tax Parcel #: 251.00019.004).**  
Mayor Genisot opened up the Public Hearing at 3:35 PM seeking public comments on an application from Eric Gutknecht, 315 County Road T, Marinette, WI 54143, to allow, as a conditional use, pursuant to Marinette Municipal Code Section 13.2005O, an automobile body shop in a B-1 Local Shopping Zoning District (Tax Parcel #: 251.00019.004). A legal notice was published in the Eagle Herald and six (6) individual property owners (list included with agenda packet) who own property within 200 feet of 315 County Rd T. Jerry Camps questioned why the Auto body shop is open now without the required permits. Jason Flatt, 1857 Riverside Ave has concerns also with the Auto body shop in business without required permits and concerned about the safety requirements. Tim Stauss, Stephenson National bank spoke in favor of the conditional use as he is working with the owner and indicated the City and the owner have been in contact and permits have been taken out to date. After no more comments Mayor Genisot closed the Public Hearing at 3:41PM.
5. **Vote on an application from Eric Gutknecht, 315 County Road T, Marinette, WI 54143 for a Conditional Use Permit, to allow, as a conditional use, pursuant to Marinette Municipal Code Section 13.2005O, an automobile body shop in a B-1 Local Shopping Zoning District (Tax Parcel #: 251.00019.004).**

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 Crowley moved/ 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. Commissioner Lang moved/Crowley 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. Commissioners Killen moved/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. Alderperson Marx moved/ Commissioners Killen 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 Crowley 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 Killen moved/Alderperson Marx seconded and all concurred, to find that the proposed use does not violate flood plain regulations.
- h. Commissioners Killen moved/Lang seconded and all concurred, ( conditioned upon all proper permits are given and Building Inspector Demlow report back to the Plan Commission how long owner has to bring the building in compliance of all codes) 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. Discussion and possible action regarding proposed site plan submitted by Eric Gutknecht, Marinette, WI for a free standing monument and wall sign at Eric's Auto Body, LLC, 315 County Road T, Marinette, WI.**

Public Works Director & City Engineer Miller and Building & Zoning Code Inspector Demlow indicated their review and approval of the plan by signing off on the form prior to today's meeting. Commissioners Heraly moved/Killen seconded and all concurred, to approve, as presented, the aforementioned site plan for an free standing monument sign and wall sign at 315 CTY Road T, submitted by Eric Gutknecht and authorize Municipal Building & Zoning Code Inspector Demlow to issue a sign permit to that firm authorizing the aforementioned sign at 315 County Rd T, which is located within a "B-1" Local Shopping Zoned District.

**7. Consideration and possible action regarding proposed site plan for construction of a side launch structure (Phase I) by Foth Infrastructure & Environment, LLC at Fincantieri Marinette Marine, 1600 Ely Street, Marinette, WI.**

Dale Samples, Director of planning at Fincantieri Marinette Marine provided a PowerPoint presentation regarding the dredging of the site for the construction or a side launch structure at 1600 Ely St. Public Works Director & City Engineer Miller and Building & Zoning Code Inspector Demlow indicated their review and approval of the plan by signing off on the form prior to today's meeting. Commissioner Killen moved/ Alderperson Marx seconded and all concurred to approve, as presented, the proposed site plan for construction of a side launch structure (Phase I) by Foth Infrastructure & Environment, LLC at Fincantieri Marinette Marine, 1600 Ely Street, Marinette, WI

**8. ADJOURNMENT.**

The meeting adjourned at 04:24 PM on motion by [Commissioner Heraly](#)/ [Killen](#) seconded and all concurred.

Lana Bero, City Clerk

(The next regular Plan Commission meeting is [Wednesday 04/3/19 at 03:30 PM](#) in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)