

# PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY MARCH 4, 2026

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, Jon Heraly, Steve Lang, Mike Minzlaff & John Marx.  
**COMMISSIONER'S ABSENT:** Public Works Director/City Engineer Miller.  
**OTHERS PRESENT:** City Attorney Gagan; City Building Inspector Demlow; David Johnson; Wanda Johnson; Liz Mikutowski; Rick Polzin; Dorothy Kowalski; Doug Oitzinger; David O'Brien; Nicholas Lemire; Matthew Lemire; John LeFebvre; Martin Keypart; Kevin Solway; Joe Dulak; Matt Marineau; Alan Marriott; Derrik Maye; Jackie Miller; Chief LaCombe; Samuel Williams; Jan Kust; Jeff Cate; Fire Chief Heckel; Kathyryn (Boldt) and Melissa Ebsch.
3. **Approval of prior Plan Commission meeting minutes.**  
Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 02/04/26.
4. **Public Hearing regarding an application for a conditional use permit to allow a conditional use under MMC 465-75, the purpose of the hearing is to receive public comment on an application from Robert E. Lee & Associates filed on January 22, 2026. Robert E. Lee & Associates filed an application for a conditional use permit that would allow a car wash in the currently zoned B-1 Local Shopping District (Parcel #'s 251-02736.002 & 251-02736.003 1217 & 1215 Marinette Ave). Following the public hearing, the Plan Commission will take action on the request.**  
Mayor Genisot opened up the Public Hearing at 3:32 PM. Joe Dulak, 1460 Marinette Ave., spoke in favor of the car wash stating the houses that are currently in this location have been on the market for years and also recognizing the addition of this car wash will bring a larger tax base to the City of Marinette. The public hearing closed at 3:34.
5. **Consideration and possible action on Conditional Use Permit application from Robert E. Lee & Associates filed on January 22, 2026 that would allow a car wash in the currently zoned B-1 Local Shopping District (Parcel #'s 251-02736.002 & 251-02736.003 1217 & 1215 Marinette Ave).**

## **Commissioners proceeded with the following findings for item (a) through (h) of §465-75 of the Marinette Municipal Code, "Standards for Conditional Uses"**

- a. Commissioners Heraly moved/Lang seconded and all carried 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. Commissioners Lang moved/Marx seconded and all carried 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 Minzlaff moved/Marx seconded and all carried 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 Skorik moved/Commissioner Lang seconded and all carried to find that adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- e. Commissioners Minzlaff moved/Heraly seconded and all carried 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(s) Marx moved/Lang seconded and all carried 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 Skorik moved/ Commissioner Heraly seconded and all carried to find that the proposed use does not violate flood plain regulations.

- h. Alderperson Skorik moved/ Commissioner Minzloff seconded and all carried 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.

Commissioner(s) [Heraly](#) moved/[Marx](#) seconded and all carried to approve the Standards for Conditional Use, and approve the Conditional Use Permit application from Robert E. Lee & Associates filed on January 22, 2026, that would allow a car wash in the currently zoned B-1 Local Shopping District (Parcel #'s 251-02736.002 & 251-02736.003 1217 & 1215 Marinette Ave).

**6. Turn 4 Car Wash site plan for property located at 1217 Marinette Ave.**

Nicholas Lemire and Matthew Lemire, appeared on behalf Turn 4 Car Wash, to respond to any Commissioner questions regarding the site plan that was submitted on [January 22, 2026](#) that depicted a proposed two-stall car wash at 1217 Marinette Avenue. Public Works Director & City Engineer Miller, City Building Inspector Curt Demlow, Water Wastewater 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 [Lang](#) moved/[Heraly](#) seconded and all concurred, to approve, as presented, the aforementioned site plan submitted by Robert E. Lee & Associates on behalf of Turn 4 Car Wash, and authorize City Building Inspector Curt Demlow to issue a permit to Bayland Buildings, Inc., authorizing building of a two-stall car wash located at 1217 Marinette Ave. which is located within a "B-1" Local Shopping District.

**7. Request to amend City of Marinette 2020-2040 Comprehensive Plan (tax parcel 251-01450.001).**

A petition for change in zoning was submitted by Marinette County for the above-referenced parcel. John LeFevre, Marinette County Administrator, spoke in support of the proposed amendment noting that the Fieldhouse property is currently a non-conforming use under the existing plan. The Plan Commission discussed the request and expressed concern about proceeding with an amendment at this time, citing uncertainty regarding the future use of the property, including whether the YMCA will relocate to the site or if the property may be sold for another use. Based on these considerations, the Commission determined that it would be premature to take action. No action was taken on this agenda item.

**8. The Bear at Dome Lanes site plan for a miniature golf course and fence at 801 University Drive.**

Alan Marriott and Matthew Marineau, property owners, were present to respond to any Commissioner questions pertaining to The Bear at Dome Lanes site plan that was submitted on October 21, 2025 for design and construction of 18-hole miniature golf course at 801 University Drive. Public Works Director & City Engineer Miller, City Building Inspector Demlow, Water Wastewater Operations Manager Howard, and Fire Chief Heckel indicated their review and approval of the site 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 The Bear at Dome Lanes site plan submittal for design and construction of 18-hole miniature golf course and authorize City Building Inspector Demlow to issue a building permit for 801 University Drive which is located within an "B-3" Community Business District.

**9. The Boldt Company site plan for Marinette City Hall and Police Department at 2000 Mary Street.**

Sam Williams, representing The Boldt Company, was present to respond to any Commissioner questions pertaining to the proposed site plan for the Marinette City Hall and Police Department submitted on February 18, 2026. The proposal includes an 18,000 sq. ft. renovation of the existing Armory building for the Police Department a 7,500 sq. ft. addition for City Hall and a 5,000 sq. ft. garage addition for the Police Department at 2000 Mary Street. Public Works Director & City Engineer Miller, City Building Inspector Demlow, Water Wastewater Operations Manager Howard and Fire Chief Heckel 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 aforementioned renovation and additions of Marinette City Hall and Police Department site plan submittal and authorize City Building Inspector Demlow to issue a building permit for 2000 Mary Street which is located within an "I-1" Institutional District.

10. **Amend MMC 465 Article XXXVII, Fences, Retaining Walls and Hedges.**

City Building Inspector Demlow presented a proposed ordinance amendment to MMC 465, Article XXXVII to allow for the issuance of citations for fences that are in disrepair. Commissioners Marx moved/Lang seconded and all concurred to recommend the Common Council approve the amendment to the fence code in Article XXXVII.

11. **Amend MMC 465-318 adding definition for Animal Hospital, Animal Shelter/Pound and Vet Clinic.**

City Building Inspector Demlow presented a proposed ordinance amendment to MMC 465-318 to add definitions for Animal Hospital, Animal Shelter/Pound and Veterinary Clinic. Commissioners Lang moved Marx seconded and all concurred to recommend the Common Council approve the amendment to the General Definitions section to include definitions for Animal Hospital, Animal Shelter/Pound and Veterinary Clinic.

12. **Amend MMC 465-103 adding Animal Hospital/Vet Clinic.**

City Building Inspector Demlow presented a proposed ordinance amendment to MMC 465-103 regarding Plan Commission conditional uses, adding Animal Hospital/Veterinary Clinic as a conditional use. Commissioner Heraly moved Alderperson Skorik seconded and all concurred to recommend the Common Council approve the amendment to the Conditional Uses section to include section to include Animal Hospital/Veterinary Clinic.

13. **ADJOURNMENT.**

The meeting adjourned at 04:51 PM on motion by Alderperson Skorik/Commissioner Marx seconded and all concurred.

Mindy Campbell, Deputy City Clerk

(The next regular Plan Commission meeting is [Wednesday 04/01/26 at 03:30 PM](#) in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)