

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR FEBRUARY 27, 2023 MEETING

Call to Order – Roll Call

The Regular February 27, 2023 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Dyzak, Mr. Falkowski, Mr. Korinek, Mr. Waack, Mr. Zimmer and Ms. Muench

Commissioners absent: Mr. Vogt

Staff present: Tim Ryan, Pete Tarnowski, Andrea Raymakers and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular January 23, 2023 meeting. Motion to accept the Minutes was made by Mr. Waack and seconded by Ms. Muench.

Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Zimmer and seconded by Mr. Korinek to approve the Agenda as presented.

Motion passed upon a unanimous voice vote.

Open Meeting Law Compliance: Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on February 14, 2023 and February 20, 2023, reviewed by the Commission at a Commission Meeting held on February 27, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their March 21, 2023 meeting.

Public Comment: Mr. Falkowski asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Falkowski closed Public Comment.

Public Hearings – Discussion and possible action:

1. **POSTPONED: Soaring Eagle Dairy LLC** ZMAR, SW1/4, NE1/4, Section 12, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.

Mr. Falkowski stated an email was sent to Mr. Ryan from the applicant, Scott Mertens, requesting that his zoning request be withdrawn. (copies given to Commissioners and in file)

Motion was made by Mr. Waack and seconded by Mr. Korinek to accept the request of withdrawal.

Motion passed upon a unanimous voice vote.

Greg Schmill, adjacent property owner, spoke and thanked the Commission.

Kathy Schmill, property owner, spoke and thanked the Commission.

Commissioner Zimmer spoke.

- 2. Mary Tisler Et Al** ZMAR, NW1/4, SE1/4, Section 12, T20N-R21E, Town of Maple Grove, from EA, Exclusive Agriculture to GA, General Agriculture.

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan indicated a letter was received from the Town of Maple Grove stating that the Town Board is in favor of this request (copy on file).

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Waack and seconded by Ms. Muench to approve the rezone request.

Motion passed upon a unanimous voice vote.

- 3. Daniel & Jacqueline Downey** ZMAR, NW1/4, NE1/4, Section 1, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to SE, Small Estate.

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan indicated a letter was received from the Town of Cato stating that the Town Board and Town Land Use Committee are in favor of this request (copy on file).

Jacqueline Downey, property owner, spoke and answered questions for the Commissioners.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Zimmer and seconded by Mr. Korinek to approve the rezone request.

Motion passed upon a unanimous voice vote.

- 4. George & Angela Mueller** ZMAR, NW1/4, NW1/4, Section 2, T20N-R24E, Town of Two Rivers, from EA, Exclusive Agriculture to LE, Large Estate.

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan indicated a letter was received from the Town of Two Rivers stating that the Town Board is in favor of this request (copy on file).

Mr. & Mrs. George Mueller, property owners, spoke and answered questions for the Commissioners.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Korinek and seconded by Ms. Muench to approve the rezone request.

Motion passed upon a unanimous voice vote.

- 5. Dick & Sandra Halverson** ZMAR, NE1/4, NW1/4, and SE1/4, NW1/4, Section 35, T19N- R22E, Town of Cato from EA, Exclusive Agriculture to LE, Large Estate.

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan indicated a letter was received from the Town of Cato stating that the Town Board and Land Use Planning Committee are in favor of this request (copy on file).

Mr. Josh Salm, applicant, spoke and answered questions for the Commission.

Mr. Dick Halverson, property owner, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Dyzak to approve the rezone request.

Motion passed upon a unanimous voice vote.

Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:

1. **Dick Halverson** CSM Variance, SW1/4, SW1/4 and NW1/4, SW1/4, Section 26, T19N R22E, Town of Cato.
Mr. Ryan read a summary of the request (copy on file).
Motion was made by Ms. Muench and seconded by Mr. Waack to approve the variance request.
Motion passed upon a unanimous voice vote.
2. **Dorothy Mae Ney** CSM Variance, SE1/4, SW1/4, Section 24, T20N-R23E, Town of Kossuth.
Mr. Ryan read a summary of the request (copy on file).
Mr. Ryan indicated a letter was received from the Town of Kossuth stating that the Town Board is in favor of this request (copy on file).
Motion was made by Mr. Dyzak and seconded by Mr. Zimmer to approve the variance request.
Motion passed upon a unanimous voice vote.
3. **Justin & Kaitlyn Kaat** CSM Variance, NE1/4, SE1/4, Section 4, T18N-R23E, Town of Newton.
Mr. Ryan read a summary of the request (copy on file).
Mr. Justin Kaat, owner, spoke and answered questions for the Commission.
Motion was made by Mr. Korinek and seconded by Ms. Muench to approve the variance request.
Motion passed upon a unanimous voice vote.

Discussion and possible acceptance of 2023-2024 Snowmobile Trail Maintenance Resolution.

Mr. Tarnowski gave an overview and answered questions for the Commission.
Motion was made by Mr. Dyzak to approve and seconded by Ms. Muench.
Motion passed upon a unanimous voice vote.

Discussion and possible action to permit the Caveman Adventure Run at Cherney Maribel Caves County Park.

Ms. Noelle Boeldt, representative of Lakeshore Community Health Care, gave an overview and answered questions for the Commission.
Motion was made by Mr. Korinek to approve and seconded by Mr. Dyzak.
Motion passed upon a unanimous voice vote.

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Out of County Trips –None

Next Meeting Date: Next meeting is scheduled for Monday, March 27, 2023.

Adjournment: Motion to adjourn was made by Mr. Waack and seconded by Mr. Zimmer to adjourn at 4:36 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date