

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JULY 24, 2023 MEETING

Call to Order – Roll Call

The Regular July 24, 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. Vogt and Ms. Muench

Commissioners absent: Mr. Zimmer

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

Approval of Minutes – Open Meeting Law Compliance

Chairperson Falkowski called for a motion to accept the Minutes of the regular June 26, 2023 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Mr. Dyzak.

Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Korinek and seconded by Mr. Waack 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 July 13, 2023 and July 17, 2023, reviewed by the Commission at a Commission Meeting held on July 24, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their August 15, 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. **Justin Morris** ZMAR, SE1/4, NW1/4, Section 7, T21N-R24E, Town of Mishicot, from GA, General Agriculture to RR, Rural Residential.

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

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

Mr. Justin Morris, property owner, spoke in favor and answered questions for the Commission.

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.

- 2. Lawrence A Krepline Revocable Living Trust** ZMAR, NE1/4, SE1/4, Section 8, T19N-R21E, Town of Rockland, 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 Rockland stating that the Town Board is in favor of this request (copy on file).

Nick Griffey, applicant, spoke in favor and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.

- 3. Manitowoc County Planning and Park Commission** – Adoption of the Manitowoc County Park and Open Space Plan update.

Tim Ryan, Director, gave an overview.

Mr. Pete Tarnowski, Park Manager, gave an overview and answered questions for the Commission.

Nicole Barbiaux, Bay-Lakes, answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Vogt to approve the adoption of the Manitowoc County Park and Open Space Plan update.

Motion passed upon a unanimous voice vote.

- 4. POSTPONED: Eugene J Andres Revocable Living Trust** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.

Motion was made by Ms. Muench to remove Eugene J Andres Revocable Living Trust postponed rezone request from the table. Seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

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

Mr. Ryan indicated a letter was received from the Town of Kossuth stating that the Town Board and Town Plan Commission are in favor of this request (copy on file).

Mr. Steve Zeitler, surveyor/agent, spoke in favor of the request and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve the rezone request with the following condition. The verbiage “non-habitable” must be present on the certified survey map.

Motion passed upon a unanimous voice vote.

5. **POSTPONED: Kyle & Bailey Reeve** ZMAR, NW1/4, NE1/4, Section 25, T21N-R23E, Town of Gibson, from LE, Large Estate to RR, Rural Residential and SE, Small Estate.

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

Motion was made by Ms. Muench to remove Kyle & Bailey Reeve postponed rezone request from the table. Seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

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

Mr. Steve Zeitler, surveyor/agent, spoke in favor of the request and answered questions for the Commission.

Mr. Richard Wegner, Town of Gibson Chairperson, spoke and answered questions for the Commission.

Ms. Brenda Rank, adjacent property owner, spoke in opposition of the request.

Mr. Steve Zeitler added additional comments.

Mr. Kyle Reeve, property owner, spoke in favor of the request and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a 5-1 voice vote, Mr. Korinek abstained from voting. Motion passed.

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

1. **Justin Morris** CSM Variance, SE1/4, NW1/4 and SW1/4, NE1/4 Section 7, T21N-R24E, Town of Mishicot.

Mr. Ryan read a summary of the request (copy on file).

Justin Morris, property owner, spoke in favor of the variance.

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

Motion passed upon a unanimous voice vote.

Miscellaneous

1. **Staff Reports – None**
2. **Personnel – None**
3. **Correspondence – None**

4. Out of County Trips – WRLPA Conference – September 20-22, 2023 Hayward, WI – 2 staff members

Motion was made by Ms. Muench and seconded by Mr. Dyzak to approve the out of county trip.

Motion passed upon a unanimous voice vote.

5. Other Matters – Election of Officers

Mr. Falkowski opened up nominations for Chairperson.

Motion by Ms. Muench nominating Mr. Falkowski for Chairperson and seconded by Mr. Korinek.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Mr. Falkowski opened up nominations for Vice Chairperson.

Motion by Ms. Muench nominating Mr. Zimmer for Vice Chairperson and seconded by Mr. Vogt.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Mr. Falkowski opened up nominations for Secretary.

Motion by Mr. Vogt nominating Ms. Muench for Secretary and seconded by Mr. Dyzak.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Next Meeting Date: Next meeting is scheduled for Monday, August 28, 2023.

Adjournment: Motion to adjourn was made by Mr. Korinek and seconded by Ms. Muench to adjourn at 5:07 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date