

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JANUARY 22, 2024 MEETING

Call to Order – Roll Call

The Regular January 22, 2024 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, Andrea Raymakers, Pete Tarnowski and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular December 4, 2023 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Waack and seconded by Ms. Muench 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 January 10, 2024 and January 15, 2024, reviewed by the Commission at a Commission Meeting held on January 22, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their February 20, 2024 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. **Peter Propson Jr** ZMAR, SW1/4, NW1/4, Section 4, and SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig, from NA, Natural Area to GA, General Agriculture.

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

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

Mr. Peter Propson Jr spoke 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. **Samuel & Christina Schrock** ZMAR, NW1/4, SE1/4, Section 27, 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 the Town Board is in favor of this request (copy on file).

Mr. Samuel Schrock spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Dyzak and seconded by Mr. Korinek to approve the rezone request. Motion passed upon a unanimous voice vote.

3. **Jaeger Repair Inc** ZMAR, SE1/4, NE1/4, Section 15, T21N-R22E, Town of Cooperstown, from SE, Small Estate to RR, Rural Residential.

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

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

Mr. Gary Jaeger spoke and answered questions for the Commission.

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.

4. **Joseph Pribyl** ZMAR, SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson, LE, Large Estate and RR, Rural Residential to SE, Small Estate.

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

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. Joseph Pribyl and Mr. Andrew Pribyl spoke and 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 rezone request. Motion passed upon a unanimous voice vote.

5. **Carol Waniger** ZMAR, SW1/4, SE1/4, Section 31, T19N-R22E, Town of Cato, LE, Large Estate to RR, Rural Residential.

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).

Mr. Paul Leonard, adjacent property owner and son in law, spoke and answered questions for the Commissioners.

Mr. Falkowski closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve the rezone request. Motion passed upon a unanimous voice vote.

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

1. **Peter Propson Jr** CSM Variance, SW1/4, NW1/4, Section 4 and SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig.

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. **Peter Wisner** CSM Variance, NW1/4, SW1/4, Section 2, T19N-R24E, Town of Two Rivers.

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

Mr. Brad Buechel, surveyor, spoke and answered questions for the Commission.

Motion was made by Mr. Dyzak and seconded by Mr. Korinek to approve the variance request. Motion passed upon a unanimous voice vote.

3. **Michael D. Pfister** CSM Variance, SE1/4, SE1/4, Section 3, T17N-R21E, Town of Schleswig.

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

Motion was made by Mr. Waack and seconded by Ms. Muench to approve the variance request. Motion passed upon a unanimous voice vote.

4. **The Preserve at Lincoln Park** Plat Review, the SW1/4 and the SE1/4, Section 17, T19N-R24E, City of Manitowoc.

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

There was no one to speak.

Motion was made by Ms. Muench and seconded by Mr. Dyzak to approve the request. Motion passed upon a unanimous voice vote.

Discussion and possible action to permit the Lakeshore Ladies Disc Golf Tournament at Cato Falls County Park.

Mr. Tarnowski gave an overview of the request to the Commission.

Ms. Lindsay Krause answered questions for the Commission.

Motion was made by Ms. Muench to approve and seconded by Mr. Waack. Motion passed upon a unanimous voice vote.

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Next Meeting Date: Next meeting is scheduled for Monday, February 26, 2024.

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

Respectfully submitted,

Ms. Muench, Secretary

Date