

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR APRIL 29, 2024 MEETING

**Call to Order – Roll Call**

The Regular April 29, 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. Vogt, Mr. Falkowski, Mr. Korinek, Mr. Waack, and Ms. Muench

Commissioners absent: Mr. Zimmer and Mr. Dyzak

Staff present: Tim Ryan, Andrea Raymakers, Kaila Boeckman and Michelle Haupt

**Approval of Minutes – Open Meeting Law Compliance**

Chairman Falkowski called for a motion to accept the Minutes of the regular April 1, 2024 meeting. Motion to accept the Minutes was made by Ms. Muench 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 April 16, 2024 and April 22, 2024, reviewed by the Commission at a Commission Meeting held on April 29, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their May 21, 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. **Bruce and Kelly Hansen** ZMAR, SW1/4, NE1/4, and NW1/4, NE1/4, Section 13, T17N-R21E, Town of Schleswig from GA, General 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 Schleswig stating that the Town Board and Town Planning Committee are 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.

2. **Paul G Bertler Irrevocable Trust** ZMAR, SW1/4, NW1/4 and NW1/4, NW1/4, Section 15, T20N-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).

Ryan and Sara Van Driel, applicants, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

3. **Todd and Kathleen Babiash** ZMAR, NE1/4, NE1/4, Section 7, T21N-R23E, Town of Gibson, 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 Gibson stating that the Town Board is in favor of this request (copy on file).

Mr. Dylan Mancoske, applicant, spoke 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 a modified rezone request. Motion passed upon a unanimous voice vote.

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

1. **William Paul & Claudia Dean** CSM Variance, SW1/4, NW1/4, Section 31, T21N-R25E, Town of Two Creeks.

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

Mr. Ryan indicated he received a request from the Town of Two Creeks requesting postponement of this request to allow more time for town review. (copy on file)

Mr. William Paul Dean spoke and answered questions for the Commission.

Mr. Roger Sinkula, Town Supervisor, spoke with regards to the Towns requests for postponement.

Motion was made by Ms. Muench and seconded by Mr. Korinek to postpone the variance request until the next meeting. Motion passed upon a unanimous voice vote.

**2. Kou & Yeng Xiong** CSM Variance, NW1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth.

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.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Tim A Brickner, Timothy R Buck, Bruce Conard, Anne T Halbur and Joseph Villarreal).**

Ms. Boeckman gave an overview of the resolution to the Commission.

Ms. Boeckman made note that Timothy R Buck had his maintenance done and that he was removed from the resolution.

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

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Jennie Hart, Mary Jo Lubeck and Corey S Underwood).**

Ms. Boeckman gave an overview of the resolution to the Commission.

Motion was made by Mr. Korinek to approve and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Brandon & Melinda Mikeal).**

Ms. Boeckman gave an overview of the resolution to the Commission.

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

**Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters – None**

**Next Meeting Date:** Next meeting is tentatively scheduled for Monday, June 3, 2024.

**Adjournment:** Motion to adjourn was made by Mr. Korinek and seconded by Ms. Muench to adjourn at 4:44 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date