

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JUNE 3, 2024 MEETING

Call to Order – Roll Call

The Regular June 3, 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 and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular April 29, 2024 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 Ms. Muench 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 May 22, 2024 and May 26, 2024, reviewed by the Commission at a Commission Meeting held on June 3, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their June 18, 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. **James Kunst** ZMAR SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from LE, Large Estate 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).

Mr. Brad Buechel, agent, 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. **Vraj Vihar Inc** ZMAR SW1/4, NE1/4, and SE1/4, NW1/4, Section 8, T19N-R23E, Town of Manitowoc Rapids from NA, Natural Area to RR, Rural Residential.

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

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

Mr. Dale Carbon, applicant, spoke and answered questions for the Commission.

Mr. Gerald Penkwitz, adjacent property owner, spoke with concerns about the rezone.

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.

- 3. Glenn R Christel Revocable Trust** ZMAR SE1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, 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 Eaton stating that the Town Board and Town Planning and Zoning Committee are in favor of this request (copy on file).

Mr. Glenn Christel, property owner, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

- 4. Gregg Samz** ZMAR NW1/4, NE1/4, Section 8, T20N-R24E, Town of Mishicot, from EA, Exclusive 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. Dwight Brubaker, applicant, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

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

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

Motion was made by Mr. Waack to remove William Paul & Claudia Dean postponed variance request from the table. Seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

Mr. Dean spoke and answered questions for the Commission.

Mr. Lee Engelbrecht, Two Creeks Town Chairperson, 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.

2. **Timothy Bogenschuetz** CSM Variance, SW1/4, SW1/4, Section 21, T17N-R22E, Town of Meeme.

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

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

3. **Popp Subdivision No. 4** Plat Review, the SW ¼, Section 31, T19N-R24E, City of Manitowoc.

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

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

Discussion and possible action to accept the Town of Centerville’s request to transfer zoning authority to Manitowoc County.

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

Motion was made by Ms. Muench to approve the request and seconded by Mr. Dyzak. 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, July 22, 2024.

Adjournment: Motion to adjourn was made by Mr. Dyzak and seconded by Ms. Muench to adjourn at 4:48 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date