

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

Call to Order – Roll Call

The Regular July 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. Zimmer, Mr. Vogt and Ms. Muench

Commissioners absent: Mr. Neils

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 June 3, 2024 meeting. Motion to accept the Minutes was made by Mr. Zimmer and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Dyzak 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 July 8, 2024 and July 15, 2024, reviewed by the Commission at a Commission Meeting held on July 22, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their August 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. **Steven J and Kristine M Lenzner Revocable Living Trust** ZMAR, NE1/4, NW1/4, and NW1/4, NW1/4, Section 33, T18N-R22E, Town of Liberty, from NA, Natural Area to SE, Small Estate and GA, General Agriculture.

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

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

Mr. Steven Lenzner, property owner, 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.

2. **Holly Osborne** ZMAR, SW1/4, SW1/4, Section 5, T21N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to NA, Natural Area.

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. James Reif, agent and Holly Osborne, property owner, spoke and answered questions for the Commission.

Mr. Robert DesJarlais, Town Supervisor, reiterated the Town Boards decision.

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.

3. **Ethan and Cayla Binish** ZMAR SW1/4, SE1/4, Section 32, T21N-R22E, Town of Cooperstown, from LE, Large Estate to GA, General Agriculture.

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 and Town Planning and Zoning Commission are in favor of this request (copy on file).

Mr. & Mrs. Binish, property owners, spoke 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.

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

1. **Sandy Bay Highlands Subdivision No 3 and No 4** Plat Review, the NW1/4, Section 31, T20N-R25E, City of Two Rivers.

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

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

Discussion and possible approval of Industrial Park Site Plan for Thompson Machinery.

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

Mr. John Thompson, property owner, spoke and answered questions for the Commission.

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

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. Dyzak.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Mr. Falkowski opened up nominations for Vice Chairperson.

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

Motion by Mr. Vogt to close nominations for Mr. Zimmer for Vice Chairperson and seconded by Ms. Muench.

Motion passed upon a unanimous voice vote.

Mr. Falkowski opened up nominations for Secretary.

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

Motion by Mr. Korinek to close nominations for Ms. Muench for Secretary and seconded by Mr. Dyzak.

Motion passed upon a unanimous voice vote.

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

Adjournment: Motion to adjourn was made by Mr. Zimmer and seconded by Mr. Korinek to adjourn at 4:31 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date