

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR DECEMBER 2, 2024 MEETING

Call to Order – Roll Call

The Regular December 2, 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. Korinek, Mr. Falkowski, Mr. Dyzak, Mr. Vogt and Ms. Muench

Commissioners absent: Mr. Zimmer and Mr. Neils

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

Approval of Minutes –

Chairman Falkowski called for a motion to accept the Minutes of the regular October 28, 2024 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench.

Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Ms. Muench and seconded by Mr. Dyzak 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 November 18, 2024 and November 25, 2024, reviewed by the Commission at a Commission Meeting held on December 2, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their December 17, 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. **Kevin Czechanski** ZMAR, SW1/4, SW1/4, Section 35, T20N-R24E, Town of Two Rivers, 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 Two Rivers stating that the Town Board is in favor of this request (copy on file).

Mr. Justin Powalisz, adjacent 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. **Vernon A and Patricia M Gulseth Revocable Trust** ZMAR, NW1/4, SE1/4, Section 7, T19N-R24E, Town of Manitowoc, from GA, General 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 Manitowoc stating that the Town Board is 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. Dyzak and seconded by Mr. Vogt to approve the rezone request.

Motion passed upon a unanimous voice vote.

3. **Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment to Chapter 14 of the Manitowoc County Code titled "Parks" for revisions relating to the harvesting of edible fruits, metal detecting, management authority and camping regulations.

Mr. Tarnowski gave an overview and answered questions for the Commission.

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve and forward the ordinance text amendment to the County Board.

Motion passed upon a unanimous voice vote.

4. **Manitowoc County Planning and Park Commission** adoption of the Manitowoc County Farmland Preservation Plan revision.

Mr. Tarnowski gave an overview and answered questions for the Commission.

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Dyzak and seconded by Mr. Vogt to approve and forward the adoption of the Manitowoc County Farmland Preservation Plan revision to the County Board.

Motion passed upon a unanimous voice vote.

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

1. **Larry and Donna Miller** CSM Variance, NE1/4, SW1/4, Section 21, T20N-R23E, Town of Kossuth.

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

Mr. Larry Miller spoke and answered questions for the Commission.

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

Motion passed upon a unanimous voice vote.

Discussion and possible action on camping policies for Walla Hi County Park.

Mr. Tarnowski gave an overview 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 – None

Next Meeting Date: Next meeting is tentatively scheduled for Monday, January 27, 2025.

Adjournment: Motion to adjourn was made by Mr, Dyzak and seconded by Mr. Vogt to adjourn at 4:32 pm.

Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date