MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR August 25, 2025 MEETING

Call to Order – Roll Call
The Regular August 25, 2025, 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. Falkowski, Mr. Vogt, Mr. Zimmer, Mr. Korinek, and Ms. Muench, Mr. Dyzak

Commissioners absent: Mr. Neils

Staff present: Tim Ryan, Andrea Raymakers, and Ashlyn Hundt

Approval of Minutes – Open Meeting Law Compliance
Chairman Falkowski called for a motion to accept the Minutes of the regular July 28, 2025 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 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 August 11, 2025 and August 18, 2025, reviewed by the Commission at a Commission Meeting held on August 25, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their September 16, 2025 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. **Paul G Bertler Irrevocable Trust** ZMAR NW1/4, NW1/4 and SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot from GA, General Agriculture to SE, Small Estate and 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 the request (copy on file).

   Mr. Dean Anhult, representing the Town of Mishicot, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

   Mr. Steve Bohacek, representative of the Paul G Bertler Irrevocable Trust, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

   There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

2. **Roberta & Edvin Hatleli** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth 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 Kossuth stating the Town Board is in favor of this request (copy on file).

Ms. Roberta Hatleli, the property owner, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

The Commission stated that they would approve the request if modifications were made to make approximately 10 acres General Agriculture and leave the remaining land in Exclusive Agriculture. Ms. Roberta Hatleli agreed with this modification request.

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

Certified Surveys, Development Plans and Subdivisions – Discussion and possible action: None

Discussion and possible acceptance on Industrial Site Plan Review for Country Visions Building Raze and Reconstruct.

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

Mr. Jeremy Edwards, Country Visions representative, spoke and answered questions for the Commission.

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

Election of Officers

Mr. Falkowski opened up nominations for Chairperson.

Motion by Ms. Muench nominating Mr. Falkowski for Chairperson and seconded by Mr. Korinek.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Mr. Falkowski opened up nominations for Vice Chairperson.

Motion by Mr. Vogt nominating Mr. Zimmer for Vice Chairperson and seconded by Mr. Korinek.

Nominations are closed.

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. Zimmer.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Planning and Zoning Department Fee Schedule 2026

Ms. Muench made a motion to accept the proposed Fee Schedule with the 3% increase and seconded by Mr. Vogt.

Motion passed upon a five to one voice vote. With Mr. Dyzak voting opposed.

Miscellaneous

Staff Reports – None
Personnel – None
Correspondence – None
Other Matters – None

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

Adjournment: Motion to adjourn was made by Mr. Vogt and seconded by Mr. Korinek to adjourn at 4:30 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

____
Ms. Muench, Secretary

____
Date