

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR MARCH 30, 2026 MEETING

**Call to Order – Roll Call**

The Regular March 30, 2026 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. Neils, Mr. Dyzak, Mr. Falkowski, Mr. Korinek and Mr. Vogt

Commissioners absent: Mr. Zimmer and Mrs. Muench

Staff present: Tim Ryan, Andrea Raymakers, Aprille Calewarts, Linda Belinske, and Pete Tarnowski

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

Chairman Falkowski called for a motion to accept the Minutes of the regular February 23, 2026 meeting. Motion to accept the Minutes was made by Mr. Korinek and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

**Approval of Agenda:** Motion made by Mr. Vogt and seconded by Mr. Neils 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 March 16, 2026 and March 23, 2026, reviewed by the Commission at a Commission Meeting held on March 30, 2026. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their April 28, 2026 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. **(Postponed) John Kiel** ZMAR SE1/4, NE1/4, Section 1, T19N-R22E, Town of Cato from GA, General Agriculture to RR, Rural Residential.

Motion was made by Mr. Vogt to remove the rezone request off the table and seconded by Mr. Neils. Motion passes upon a unanimous voice vote.

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

Mr. Ryan indicated a letter was received from the Town of Cato stating that the Town Board is in favor of this request (copy on file).

There was no one else to speak.

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.

2. **JRB Holdings LLC** ZMAR NW1/4, NE1/4, Section 3, T19N-R21E, Town of Rockland 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 Rockland stating that the Town Board is in favor of this request (copy on file).

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

3. **Derek and Jamie Meunier** ZMAR NW1/4, NE1/4 & SW1/4, NE1/4, Section 2, T19N-R23E, Town of Manitowoc Rapids 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 Manitowoc Rapids stating that the Town Board is in favor of this request (copy on file).

Mr. Meunier, property owner, spoke in favor of the request.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

4. **Paul Liermann et al** ZMAR NW1/4, NE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids 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 Manitowoc Rapids stating that the Town Board is in favor of this request (copy on file).

Mr. Liermann, property owner, spoke in favor of the request.

Mr. Nohr, applicant, also spoke in favor of the request.

Mr. Falkowski closed the Public Hearing.

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

- 5. Brian and Deborah McCulley** ZMAR NE1/4, NW1/4, Section 20, T19N-R22E, Town of Cato 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 Cato stating that the Town Board is in favor of this request (copy on file).

Mr. Spatchek spoke in favor of the request.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

- 6. James and Diane O'Hearn** ZMAR NW1/4, NW1/4, Section 13, T20N-R21E, Town of Maple Grove from EA, Exclusive 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 Maple Grove stating that the Town Board is in favor of this request (copy on file).

Mr. O'Hearn spoke in favor of the request.

The Commissioners had questions regarding the location of the rezone.

Mr. Falkowski closed the Public Hearing.

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

- 7. Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment to Chapter 8 of the Manitowoc County Code titled "General Zoning and Land Use Regulations" to enact a moratorium on the receipt of applications and the granting of all permits or approvals for the placement or construction of data centers.

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

Mr. Ryan indicated a letter was received from the Towns of Two Creeks, Two Rivers, and Mishicot stating that the Town Board is in favor of this request (copy on file).

Several members of local environmental groups and local residents spoke in favor of the request.

Mr. Falkowski closed the Public Hearing.

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

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

1. **(Postponed) John Kiel** CSM Variance, SE1/4, NE1/4, Section 1, T19N-R22E, Town of Cato.

Mr. Ryan gave an overview.

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

2. **Meidl Enterprises** Development Plan, Part Govt. Lot 4 & 5 and SE1/4, NW1/4, Section 8, T19N-R23E, Town of Manitowoc Rapids.

Mr. Ryan gave an overview.

Mr. Meidl, property owner, spoke in favor of the request and gave an overview for the Commission.

Motion was made by Mr. Dyzak to approve contingent on Town approval and seconded by Mr. Falkowski. Motion passed upon a unanimous voice vote.

**Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters – None**

**Next Meeting Date:** Next meeting is scheduled for Monday, April 27, 2026.

**Adjournment:** Motion to adjourn was made by Mr. Dyzak and seconded by Mr. Vogt to adjourn at 5:10 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date