

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR April 27, 2026 MEETING

Call to Order – Roll Call

The Regular April 27, 2026 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Zimmer at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Zimmer, Mr. Neils, Mr. Dyzak, Mr. Korinek, Mr. Vogt, and Ms. Muench.

Commissioners absent: None

Staff present: Tim Ryan, Andrea Raymakers, and Linda Belinske.

Approval of Minutes – Open Meeting Law Compliance

Chairman Zimmer called for a motion to accept the Minutes of the regular March 30, 2026 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 Mr. Neils 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 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. Zimmer asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Zimmer closed Public Comment.

Public Hearings – Discussion and possible action:

1. **J Kenneth Schnell Revoc Trust** ZMAR SE1/4, SW1/4, Section 17, T17N-R21E, Town of Schleswig from GA, General 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 Schleswig stating that the Town Board is in favor of this request (copy on file).

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

2. **Eric Mueller** ZMAR NE1/4, NW1/4, Section 24, 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 is in favor of this request (copy on file).

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

The Commissioners had questions regarding the location of the rezone.

Mr. Zimmer closed the Public Hearing.

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

3. **Thomas & Mary Kay Geiger** ZMAR NW1/4, NE1/4, Section 18, 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. & Mrs. Geiger, property owners, spoke in favor of the request.

Mr. Dyzak spoke in favor of the request due to the fact that it is not farmable land.

Mr. Zimmer closed the Public Hearing.

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

4. **Kapellen Living Trust** ZMAR SE1/4, NW1/4, Section 02, T17N-R21E, Town of Schleswig from GA, General Agriculture to LR, Lake Residential.

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 is in favor of this request (copy on file).

Mr. Kapellen, property owner, spoke in favor of the request and had questions regarding parcel taxes.

Mr. Ryan & Ms. Raymakers gave an overview and answered general questions for the property owner.

Mr. Zimmer closed the Public Hearing.

Motion was made by Mr. Neils 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. **Robert Heimerl** CSM Variance, NE1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig.

Mr. Ryan gave an overview.

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

The Commissioners had questions regarding the easement.

Mr. Ryan & Ms. Raymakers gave overview and answered questions for the Commissioners.

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

Miscellaneous

Staff Reports – Next meeting, election of officers.

Personnel – None

Correspondence – None

Other Matters – No May 2026 meeting.

Mr. Ryan spoke regarding election of the new Chairperson at the next meeting. Also, that the next meeting will potentially be held in June due to the lack of completed zoning amendment applications that have been received thus far for May, 2026.

Next Meeting Date: Next meeting is tentatively scheduled for Monday, June 22, 2026.

Adjournment: Motion to adjourn was made by Ms. Muench and seconded by Mr. Korinek to adjourn at 4:24 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date