

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR June 22, 2026 MEETING
Clerk Correction

Call to Order – Roll Call

The Regular June 22, 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, Ms. Muench, & Mr. Riederer.

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 April 27, 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. Korinek 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 June 10, 2026 and June 15, 2026, reviewed by the Commission at a Commission Meeting held on June 22, 2026. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their July 21, 2026 meeting.

Public Comment: Mr. Zimmer asked if there was anyone who wished to speak on any topic other than the public hearings.

Mr. DesJarlais, resident of Mishicot & representative of Tri County Land Preservation group spoke in favor of AI data center moratorium and implementation of rules regarding data centers.

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

Public Hearings – Discussion and possible action:

1. **Miller Family GFWO Zander Land LLC** ZMAR SE1/4, SE1/4, Section 02, T21N-R23E, Town of Gibson 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 Gibson stating that the Town Board is in favor of this request (copy on file).

Mr. Miller spoke in favor of either 2.52 or 5 acres to be rezoned.

Commissioners had questions regarding the surrounding conditions of area to be rezoned.

Mr. Argall, member of the planning commission Town of Gibson, spoke in favor of either acreage rezone with the condition that he stay within the standoff distances.

Mr. Zimmer closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve the rezone request for 2.52 acres. Motion passed upon a unanimous voice vote.

2. **Nic & Christine Schoenberger** ZMAR SW1/4 SW1/4 Section 35, T18N-R21E, Town of Eaton 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 Eaton 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 Mr. Korinek to approve the rezone request. Motion passed upon a unanimous voice vote.

3. **Otto Realty LLC** ZMAR NE1/4, NE1/4 & SE1/4, NE1/4, Section 12, T18N-R22E, Town of Liberty 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 Liberty stating that the Town Board is in favor of this request (copy on file).

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

Mr. Zimmer closed the Public Hearing.

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

4. **Brandon Gibbs** ZMAR SE1/4, SE1/4, Section 03, T17N-R21E, Town of Schleswig from GA, General 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 Schleswig stating that the Town Board is in favor of this request with certain conditions on proposed lot sizes (copy on file).

Mr. Lulloff, surveyor, spoke on behalf of property owner in favor of the request.

Commissioners discussed lot sizes and contingencies.

Mr. Ryan spoke in favor of a postponement.

Mr. Zimmer closed the Public Hearing.

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

5. **Mike & Margie Hoban** ZMAR NE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig from RR, Rural Residential to HD, High Density 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).

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

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

1. **James Guex**, CSM Variance, SW1/4, NW1/4, Section 27 T21N-R23E, Town of Gibson.

Mr. Ryan gave an overview.

There was no one else to speak.

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

2. **Robert Salm**, CSM Variance, NW1/4, SW1/4, Section 04 T21N-R24E, Town of Mishicot.

Mr. Ryan gave an overview.

Mr. Anhalt, chairperson Town of Mishicot had questions regarding the purpose of the variance.

Mr. Salm, property owner, spoke in favor of variance with purpose of farming.

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

3. **Royal Oaks No. 5 Phase 1**, Subdivision, Section 11, T19N-R23E, City of Manitowoc.

Mr. Ryan gave an overview.

There was no one else to speak.

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – Data Center Letters

- a. Town of Mishicot.
- b. Property owner(s), Town of Mishicot.
 1. Tim and Commissioners spoke in favor of adding discussion of AI Data Center Rules to the agenda for next meeting, July 22 27, 2026.

Other Matters – Muench

- a. Election of Officers: 2nd Vice Chair.
 1. Motion was made by Ms. to nominate Mr. Neils for position of 2nd Vice Chair. Motion was seconded by Mr. Korinek. Motion passed upon a unanimous vote.
- b. Discussion of appointments to the Planning Commission by the County Executive.
 1. Tim spoke, giving notice that the 2026 appointments will be made at July meeting.

Next Meeting Date: Next meeting is tentatively scheduled for Monday, July 27, 2026.

Adjournment: Motion to adjourn was made by Ms. Muench and seconded by Mr. Riederer to adjourn at 5:00 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date

Clerk Correction 7/15/2026