

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

Call to Order – Roll Call

The Regular July 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. Riederer.

Commissioners excused: Ms. Muench

Commissioners absent: Mr. Vogt

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 June 22, 2026 meeting. Motion to accept the Minutes was made by Mr. Riederer and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Dyzak and seconded by Mr. Riederer 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 July 13, 2026 and July 20, 2026, reviewed by the Commission at a Commission Meeting held on July 27, 2026. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their Aug 18, 2026 meeting.

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

Dean Anhalt, Chairperson Town of Mishicot, questioned the commission on timeline for draft ordinances for data centers & public meetings.

Mr. Matthew Heckenlaible, Director of Public Works & City Engineer for City of Two Rivers, spoke in favor of the Steingraber Variance request.

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

Public Hearings – Discussion and possible action:

1. **(Postponed) Brandon Gibbs** ZMAR SE1/4, SE1/4, Section 03, T17N-R21E, Town of Schleswig from GA, General Agriculture to RR, Rural Residential.

Mr. Zimmer asked for a motion to remove this item from postponed to active.

Motion was made by David Dyzak and seconded by Jonathan Neils.

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

Commissioners & Mr. Ryan discussed approving the request with the contingency that the town board provides our department with a letter of approval.

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

Motion was made by Mr. Neils and seconded by Mr. Riederer to approve the rezone request with the contingency of town board approval of the request. Motion passed upon a unanimous voice vote.

2. **Thomas & Mary Cisler** ZMAR SE1/4, SE1/4, Section 21, 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. Duane Argall, Supervisor & Chairman of Planning Commission spoke in favor of rezone request.

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

3. **Steve Miller Properties, LLC** ZMAR SE1/4 SE1/4 Section 30, T20N-R21E, Town of Maple Grove from HD, High Density Residential to GA, General Agriculture.

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. Miller, property owner, spoke in favor of the request.

There was no one else to speak.

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.

4. **James & Jodi Krim** ZMAR NE1/4, NW1/4, Section 23, T18N-R22E, Town of Liberty 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 Liberty stating that the Town Board is in favor of this request (copy on file).

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

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

5. **Bradley & Christine Englebert** ZMAR SW1/4, SW1/4, Section 12, T20N-R24E, Town of Two Rivers 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 Two Rivers 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. Riederer 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. **Karen Steingraber**, CSM Variance, NE1/4, SE1/4, Section 25 T20N-R24E, Town of Two Rivers.

Mr. Ryan gave an overview.

Mr. John Durbrow, property owner, spoke in favor of the request.

Mr. Matthew Heckenlaible, Director of Public Works & City Engineer for City of Two Rivers, spoke in favor of the request.

There was no one else to speak.

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

2. **Deerbrook Crossing No. 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. Neils to approve and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

Miscellaneous:

Staff Reports – None

Personnel – None

Correspondence – Discussion of Data Center letters received in June

Commissioners & Mr. Ryan spoke regarding moratorium status & asking if there were any questions.

Ms. Ginny Zipperer, member of the League of Women Voters, had questions & requested copies of public and town input letters.

There was no one else to speak. Mr. Zimmer closed the public comment.

Other Matters – Election of Officers

Chairperson/President:

Mr. Zimmer opened up nominations.

Motion by Mr. Dyzak nominating Mr. Zimmer for Chairperson/President and seconded by Mr. Korinek.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Vice Chairperson/Vice President:

Mr. Zimmer opened up nominations.

Motion by Mr. Dyzak nominating Mr. Neils for Vice Chairperson/Vice President and seconded by Mr. Korinek.

Nominations are closed.

Motion passed upon a unanimous voice vote.

2nd Vice Chairperson/2nd Vice President/Secretary:

Mr. Zimmer opened up nominations.

Motion by Mr. Zimmer nominating Ms. Muench for 2nd Vice Chairperson/2nd Vice President/Secretary and seconded by Mr. Dyzak.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Next Meeting Date: Next meeting is tentatively scheduled for Monday, August 24, 2026.

Adjournment: Motion to adjourn was made by Mr. Dyzak and seconded by Mr. Korinek to adjourn at 4:55 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Linda Belinske, Administrative Assistant Parks & Planning

Date