MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR September 28, 2026 MEETING

**Call to Order – Roll Call**
The Regular September 28, 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. Korinek, Mr. Vogt, Ms. Muench, Mr. Riederer, & Mr. Anhalt.

Staff present: Tim Ryan, Pete Tarnowski, 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 August 24, 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. Neils and seconded by Mr. Korinek 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 September 14, 2026 and September 21, 2026, reviewed by the Commission at a Commission Meeting held on September 28, 2026. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their October 26, 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. **John & Rosemarie Ebert** ZMAR NE1/4, NW1/4, Section 15, T19N-R21E, Town of Rockland 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 Rockland 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. Korinek and seconded by Ms. Muench to approve the rezone request. Motion passed upon a unanimous voice vote.

2. **Matthew Boldt** ZMAR NE1/4, SE1/4, Section 14, T18N-R21E, Town of Eaton 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 Eaton stating that the Town Board is in favor of this request (copy on file).

Mr. Christel, Chairperson Town of Eaton, spoke in favor of rezone request.

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. **Kraig & Mary Binversie** ZMAR SW1/4, NE1/4, Section 17, T17N-R22E, Town of Meeme from LE, Large Estate 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 Meeme stating that the Town Board is in favor of this request (copy on file).

Mr. Binversie, property owner, spoke in favor of the rezone request.

There was no one else to speak.

Mr. Zimmer 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.

4. **Siemers Farms Inc** ZMAR NW1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme 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 Meeme stating that the Town Board is in favor of this request (copy on file).

Mr. Ryan gave overview that the land will remain in agriculture related use.

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

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

1. **Roger Holschbach**, CSM Variance, NE1/4, NE1/4, Section 13 T18N-R23E, Town of Newton.

   Mr. Ryan gave an overview.

   Commissioners had questions regarding driveway accessibility.

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

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

2. **Donald Braatz**, CSM Variance, SE1/4, SW1/4, Section 08 T17N-R22E, Town of Meeme.

   Mr. Ryan gave an overview.

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

3. **Kraig & Mary Binversie & Siemers Farms Inc**, CSM Variance, SW1/4, NE1/4 & NE1/4, SE1/4 & NW1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme.

   Mr. Ryan gave an overview.

   Motion was made by Mr. Neils to approve with contingency of rezone approval at October 26, 2026 County Board meeting and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

**Discussion Items:**

1. Resolution for 2027 Planning & Zoning Department Fee Schedule.

   Mr. Ryan gave an overview and answered questions for the Commission.

   Motion was made by Mr. Vogt to approve the proposed Fee Schedule with a 3% increase, rounded to the nearest dollar and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

2. Resolution Authorizing County Conservation Aids Grant (2026/2027).

   Mr. Tarnowski, Planning and Parks Manager, gave overview of the request to the Commission.

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

3. Introduction of Ordinance Amending Manitowoc County Code Chapter 8 adding S.8.175 (Data Centers).

   Mr. Ryan gave an overview and answered questions for the Commission.

   Mr. Zimmer announced that copies of the initial draft are available at the staff table after the meeting (also available on Manitowoc County website – home page, after the meeting).

   No motion made, several future draft revisions to be presented.

**Miscellaneous:**
**Staff Reports – None**
**Personnel – None**
**Correspondence – None**
**Other Matters – None**

**Next Meeting Date:** Next meeting is tentatively scheduled for Monday, November 30, 2026.

**Adjournment:** Motion to adjourn was made by Ms. Muench and seconded by Mr. Korinek to adjourn at 4:41 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Linda Belinske

Linda Belinske, Administrative Assistant Planning & Parks Dept.

10-7-26

Date