

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JANUARY 25, 2016 MEETING

Call to Order – Roll Call

The Regular January 25, 2016 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Waack, Mr. Korinek, Mr. Vogt, Mr. Zimmer, Mr. Hoffman and Mr. Falkowski.

Commissioners absent: Ms. Muench

Staff present: Tim Ryan, Aprille Calewarts, Gary Robinson and Marc Holsen

Approval of Minutes – Open Meeting Law Compliance

Chairman Waack called for a motion to accept the Minutes of the regular October 26, 2015 meeting. Motion to accept the Minutes was made by Mr. Falkowski and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Hoffman and seconded by Mr. Zimmer 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 January 11 and January 18, 2016; and reviewed by the Commission at a Commission Advisory Meeting held on January 25, 2016. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their February 23, 2016 meeting.

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

Dean Anhalt spoke in regards to Ken Dereene variance. Mr. Anhalt explained that he would like to purchase a strip of land for access to his hunting property. There is a lane that is used on this property, but there is no recorded easement. He would like to obtain an easement and legal right to the land.

Harlan Meyer spoke on behalf of himself and Lariann Dose about a cell tower on his property for Great View LLC. He explained that a survey was never recorded.

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

Public Hearings – Discussion and possible action:

1. **Meadowlawn Acres, LLC** – ZMAR, SW1/4, SW1/4, & NW1/4, SW1/4, Section 1, T20N-R24E, Town of Two Rivers, General Agriculture (GA) to Small Estate (SE) and to rezone SW1/4, SW1/4, & NW1/4, SW1/4, Section 1, T20N-R24E, Town of Two Rivers, General Agriculture (GA) to Exclusive Agriculture (EA).

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Two Rivers indicating that the Town Planning Commission and Town Board support this rezone request.

Mr. Waack asked if there was anyone to comment on this rezone request.

No one else spoke; Mr. Waack closed the Public Hearing.

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

2. **Marek Enterprises** – ZMAR, W1/4, SE1/4, SW1/4 Section 5, T20N-R23E, Town of Kossuth, General Agriculture (GA) to Commercial Business (CB) and to rezone W1/4, SE1/4, SW1/4 Section 5, T20N-R23E, Town of Kossuth, General Agriculture (GA) to Exclusive Agriculture (EA).

Mr. Ryan read the Agenda Commentary (copy on file). He stated that the Town of Meeme submitted correspondence in favor of the rezone request.

Mike Marek, owner of Marek Enterprises spoke stating they don't need all of the land and will be selling 4 acres back to the farmer they purchased it from.

Mr. Korinek questioned if the neighboring land owner was purchasing the agricultural land being rezoned.

Mr. Marek confirmed that the neighbor of the surrounding land would be buying the agricultural land.

Mr. Waack asked if there was anyone to comment on this rezone.

There was no one else to speak; Mr. Waack closed the Public Hearing.

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

3. **JT School District #1** – ZMAR, NE1/4, SW1/4 Section 23, T17N-R22E, Town of Meeme, Large Estate (LE) to General Agriculture (GA)

Mr. Ryan read the Agenda Commentary (copy on file). He stated that the Town of Meeme submitted correspondence in favor of the rezone request.

Mr. Waack asked if there was anyone to comment on this rezone.

Brian Herr, neighbor about 500 ft. from school spoke stating him and his family strongly support this request.

Russ Albert, who is buying the school spoke and asked if there were any questions.

Mr. Korniek questioned why the land was being zoned to GA, General Agriculture.

Mr. Albert stated it was his understanding because the trucks are used 60% for agriculture already and a small business and conditional use would fit into that.

Commissioners questioned why not Commercial Business.

Mr. Albert stated that the Town does not want that and it is agricultural as far as the shrimp raising.

Richard Salm, Town of Meeme Chair Plan Commission spoke and stated they looked at the uses Mr. Albert was looking at and GA, General Agriculture gave him the opportunity for his hydrovac business and onsite training business with the addition of a conditional use permit through Manitowoc County Board of Adjustment. The Town believed this would provide better control of how this property would be used in the future compared to rezoning to a CB, Commercial Business District.

Mr. Salm had also stated he spoke to the neighbors to the south and west and they are ok with it being general agriculture.

Thomas Urness questioned what type of industry and an explanation on what they are putting in there.

Mr. Ryan read the proposal and stated that the hydrovac and onsite training business would have a separate hearing to explain those businesses. There is additional approval needed.

Mr. Ryan informed that if the rezone goes through a single family residence and the shrimping business would be permitted in the GA, General Agriculture District.

Mr. Urness stated his concerns if the shrimping business does not succeed and it is zoned GA, General Agriculture of a possible large farm.

Mr. Ryan stated EA, Exclusive Agriculture is generally for large farms.

The Commissioners stated there is 14 acres to deal with and if it were 1000 head of cattle you would need state approval for a large farm.

There was no one else to speak; Mr. Waack closed the Public Hearing.

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

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

Great View LLC – Variance Request, E½, NE¼, Section 31, T18N-R23E, Town of Newton.

Mr. Ryan read a summary of the request (Copy on file).

Mr. Korinek questioned what section 8.35(3) was.

Mr. Ryan stated it is in regards to the minimum driveway width of 14 ft. and explained that if you go over 500 ft. in length bump outs would need to be constructed to allow for emergency vehicles to pass.

A motion was made by Mr. Korinek to approve subject to the Town's approval and staff recommendations listed and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

Vandoske Dairy Farm – Variance Request, NW¼, SW¼, Section 35, T17N-R22E, Town of Meeme.

Mr. Ryan read a summary of the request (Copy on file).

Mr. Zimmer questioned if the Town of Meeme needed to give input to this request.

Mr. Ryan stated that the request is sent to the Town's but some don't respond because by state statute they are not required to.

Richard Salm, Town of Meeme Plan Chair Commissioner stated they review the rezone requests and conditional use requests but a variance request the Town Board has the option to send it to the Commission or not.

A motion was made by Mr. Hoffman to approve subject to the Town's approval and seconded by Mr. Zimmer. Motion passed upon a unanimous voice vote.

Ken Derenne – Variance Request, NE¼, SW¼, Section 11, T21N-R23E, Town of Gibson.

Mr. Ryan read a summary of the request (Copy on file).

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

Jambo Creek Dairy Farm Partnership – Variance Request, NE¼, SE¼, Section 22, T21N-R23E, Town of Gibson.

Mr. Ryan read a summary of the request (Copy on file).

Jim Dose, one of the partners of Jambo Creek Dairy Farm stated he was there if there were any questions.

Mr. Korinek questioned the buildings and home on the property.

Mr. Dose explained that the home is already separated from the farm buildings.

Mr. Ryan stated that due to the nature of there not being a residence on the property it could not be approved as a farm consolidation, which is a criteria for a farm consolidation.

A motion was made by Mr. Hoffman to approve and seconded by Mr. Falkowski. Motion passed upon a unanimous voice vote.

Discussion of resolution for submitting grant proposal and acceptance for Silver Lake Water Project

Mr. Gary Robinson, Manitowoc County Parks Superintendent, spoke and gave an overview of the project.

Mr. Waack stated he has been attending a lot of the meetings and the problem has been ongoing for many years. Part of the problem was the berm and design of the bridge and this is one way to try and resolve this problem.

Mr. Hoffman spoke stating they are being given half the money and would be foolish if we don't and move on with it.

End of discussion.

A motion was made by Mr. Hoffman to and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

Discussion and possible action on revisions and data updating our Open Space and Parks Plan

Mr. Robinson gave an overview of the open space and parks plan and stated it should be updated every 5 years.

Mr. Falkowski stated he has no comparison of old plan to the new plan. There are no problems with the map updates, but do not know any of the narrative changes and would like to know details.

Mark Holsen, Manitowoc County Highway Commissioner spoke on the major changes.

Mr. Korinek had questions regarding the 5 year plan and stated it would be nice to have a comparison.

Mr. Falkowski questioned the time line of this plan to have it submitted.

Mr. Robinson stated they were looking at March 31, 2016 as a completion date.

End of discussion.

A motion was made by Mr. Falkowski to accept the plan and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

Discussion and possible action on a Grant for Maribel Caves Park sign

Mr. Robinson gave an overview of the grant and how it would be used and had stated he already applied as he had deadlines to meet.

A motion was made by Mr. Zimmer to approve and seconded by Mr. Hoffman.

Mr. Falkowski had a question about the signage.

Mr. Robinson informed the commissioners there will only be one sign at this time.

Mr. Vogt questioned if there is a guarantee they will get the grant.

Mr. Robinson stated he feels very confident but there is never a guarantee. There were letters of support that were submitted with the application for support.

Mr. Korinek questioned if the funding we have was out of cash.

Mr. Robinson confirmed yes, it is.

Mr. Vogt questioned if we don't receive the grant will the sign still go up.

Mr. Robinson informed the sign would not go up if the grant is not received and they would have to try again next year.

End of discussion.

Motion passed upon a unanimous voice vote.

Discussion and possible action on Harpts Lake Recreational Boating Facility A.D.A. Pier project

Mr. Robinson gave an overview of this project.

Dan Dufek, Head of Lake Association of Harpts Lake, Vice President of Laraby Sportman Club, Director of Manitowoc Counties Lakes Association and Director of Manitowoc County Fish and Game spoke. He stated he had been working with Adam Backus, the previous Parks Director about a pier at Harpts Lake prior to Gary taking over.

Dan also spoke of currently working with Gary Robinson and the Lakes Association and everyone agrees the pier is in bad shape.

Mr. Falkowski had a question regarding a floating pier.

Mr. Robinson explained this type of pier and that it wouldn't need to be brought in and out every season and could stay in all year round along with other benefits.

End of discussion.

A motion was made by Mr. Falkowski to approve and seconded by Mr. Hoffman. Motion passed upon a unanimous voice vote.

Miscellaneous:

Correspondence –

Out of County Trips –

WLIA Conference held on February 10-12, Elkhart Lake – two staff members.

Mr. Ryan gave an overview of the conference.

Motion was made by Mr. Zimmer and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

NR135 Round Table meeting held on February 18, Jefferson County – two staff members.

Mr. Ryan gave an overview of the meeting.

Motion was made by Mr. Vogt and seconded by Mr. Falkowski. Motion passed upon a unanimous voice vote.

Next Meeting Date: Next meeting is scheduled for Monday, February 22, 2016.

Adjournment: Motion to adjourn was made by Mr. Korinek and seconded by Mr. Falkowski to adjourn at 5:03 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Mr. Zimmer, Secretary

Date