

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

Call to Order – Roll Call

The Regular April 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. Zimmer, Mr. Vogt, Ms. Muench, Mr. Hoffman and Mr. Falkowski.

Commissioners absent: Mr. Korinek

Staff present: Tim Ryan, Aprille Calewarts and Gary Robinson

Approval of Minutes – Open Meeting Law Compliance

Chairman Waack called for a motion to accept the Minutes of the regular March 28, 2016 meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Zimmer and seconded by Mr. Hoffman 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 April 13 and April 18, 2016; and reviewed by the Commission at a Commission Advisory Meeting held on April 25, 2016. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their May 17, 2016 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Michael Johnson** – ZMAR, NW1/4, NW1/4, Section 8, T19N-R21E, Town of Rockland, from Large Estate (LE) to Small Estate (SE) and to rezone NW1/4, NW1/4, Section 8, T19N-R21E, Town of Rockland, from Exclusive Agriculture (EA) to Small Estate (SE).

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Rockland indicating the Town Board supports this rezone request.

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

Mr. Johnson spoke on behalf of himself and gave an overview of why they are rezoning.

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

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

2. **James Evenson** – ZMAR, SW1/4, SW1/4, Section 9, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to Rural Residential (RR).

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Liberty indicating the Town Board supports this rezone request.

Jim Evenson, owner of the property, spoke and gave an overview of the reason for rezoning.

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

3. **Jesse and Jill Vanne** - ZMAR, SE1/4, SE1/4 Section 19, T20N-R25E, Town of Two Rivers, from Exclusive Agriculture (EA) to Rural Residential (RR).

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

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

Norbert Michalski, neighboring property owner, spoke of his concerns of tile and water ways when a driveway is put in. He is responsible for them under an easement. He also stated that if Mr. Vanne takes responsibility for the main tile on his property he does not oppose the rezone.

Mr. Hoffman had a question regarding where the tile is located.

Mr. Michalski stated the tile is alongside the water ways.

Mr. Falkowski questioned what Mr. Michalski wanted Mr. Vanne to take responsibility of.

Mr. Michalski stated the main tile on the property Mr. Vanne is rezoning.

Mr. Vanne spoke stating he will maintain and take responsibility for the tile on his property.

Mr. Falkowski and Mr. Hoffman had questions about the driveway and tile.

Mr. Vanne addressed those questions stating he is putting a driveway over the tiles and there will be two culverts and went into detail how he plans to do this.

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

Motion was made by Mr. Hoffman 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:

Greendale Dairy Farm – Variance Request, NW¼, SW¼, Section 36, T18N-R21E, Town of Eaton.

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

There was no one to speak.

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

James Evenson – Variance Request, SW¼, SW¼, Section 9, T18N-R22E, Town of Liberty.

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

There was no one to speak.

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

Michael Weston – Variance Request, NE¼, SW¼, Section 25, T20N-R23E, Town of Kossuth.

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

James Froelich, Town of Kossuth Supervisor, spoke stating the Town is not opposed, but there are no holding tanks allowed for new construction if anyone wants to build a home at a later date.

Mike Weston, owner of the property stated he was available to answer any questions.

Mr. Falkowski questioned dividing the land into two parcels.

Mr. Weston explained he is looking to increase the size of the original layout to add about 6.5 acres to the back of it.

Mr. Falkowski confirmed Mr. Weston was aware of the Town's restrictions on holding tanks.

Mr. Weston stated he does understand and is aware.

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

Discussion and possible acceptance of special permit to allow Boy Scout Troop 1052 from Denmark to camp at Maribel Caves one night, Saturday, June 11th.

Mr. Robinson gave an overview of the special permit request. He also stated that the Health Department has permits that will be needed.

Mr. Waack spoke stating these types of things were always allowed, but is aware of changes.

Mr. Holsen, Manitowoc County Highway Commissioner, stated the Health Department has some concerns and that the County must supply certain items that need to be obtained at the County's expense to allow the permit.

Mr. Falkowski questioned how and who defined Maribel Park as a campground?

Mr. Holsen stated it is in the Parks ordinance.

Mr. Waack stated he doesn't want to deny the Troop, but explained why that may be best.

Mr. Robinson read the section of the ordinance that covered camping. He suggested that the ordinance needs to be updated and reviewed for the future.

The Commission agreed that the ordinance needs to be cleaned up and being the Troop was already denied the request; it will have to be left at that.

End of discussion.

Next Meeting Date: Next meeting is scheduled for Monday, May 23, 2016.

Adjournment: Motion to adjourn was made by Ms. Muench and seconded by Mr. Zimmer to adjourn at 4:53 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Mr. Zimmer, Secretary

Date