

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JUNE 27, 2016 MEETING

Call to Order – Roll Call

The Regular June 27, 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, Mr. Korinek and Mr. Falkowski.

Staff present: Tim Ryan, Aprille Calewarts and Reed Gaedtke

Approval of Minutes – Open Meeting Law Compliance

Chairman Waack called for a motion to accept the Minutes of the regular April 25, 2016 meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Falkowski. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Hoffman 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 June 13 and June 20, 2016; and reviewed by the Commission at a Commission Advisory Meeting held on June 27, 2016. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their July 19, 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. **Pfister Land, LLC** - ZMAR, SW1/4, NW1/4, Section 7, T17N-R21E, Town of Schleswig, from Natural Area (NA) to Commercial Business (CB).

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

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

There was no one to speak; 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. **Daniel Messman** – ZMAR, SE1/4, NW1/4 Section 24, T21N-R23E, Town of Gibson, from Large Estate (LE) to Rural Residential (RR).

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

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

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

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

3. **Mark Kornely** – ZMAR, SE1/4, NW1/4 Section 19, T20N-R25E, Town of Two Rivers, from Large Estate (LE) 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.

Mark Kornely, owner of the property, spoke and gave an overview of the reason for rezoning.

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

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

4. **William & Debra Street** – ZMAR, SW1/4, SE1/4, Section 26, T17N-R21E, Town of Schleswig, from Natural Area (NA) to General Agriculture (GA).

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

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

William Street, owner of the property, spoke and gave an overview of the reason for rezoning.

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

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

5. **Daniel & Geraldine Wojta** – ZMAR, SE1/4, NE1/4, Section 10, T21N-R24E and SE1/4, NE1/4, Section 10, T21N-R24E, Town of Two Creeks from Exclusive Agriculture (EA) to General Agriculture (GA) and Large Estate (LE).

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

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

Jeff Brandenburg, Realtor for the Wojta's, spoke and gave an overview of the reason for rezoning.

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:

Keith Laurent – Variance Request, NE¼, SW¼, Section 4, T19N-R24E, Town of Manitowoc.

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

Keith Laurent, owner of the property, spoke and explained why he is requesting the variance.

Mr. Korinek questioned where the house is located.

Mr. Laurent showed on a map where the house is located and where an easement will be going.

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

Seven Lakes LLC – Variance Request, SE¼, SE¼, Section 14, T19N-R22E, Town of Cato.

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

The Commission questioned and talked about the request being just an access for a fire hydrant.

There was no one else to speak.

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

Discussion and possible acceptance to allow the 2016 cave man run special event at Maribel Caves:

Discussion postponed until the next meeting.

End of discussion.

Discussion and possible action on Resolution Authorizing Commencement of Suit for Ordinance Violations for Sportcomp Inc.:

Mr. Reed Gaedtke, spoke and gave an overview and update of Sportcomp Inc. He stated Sportcomp Inc. has filled out and paid for a conditional use application in good faith and requested the Commission postpone the Resolution Authorizing Commencement of Suit until after the August Board of Adjustment meeting.

A motion was made by Mr. Falkowski to postpone until after the August Board of Adjustment meeting and seconded by Mr. Zimmer. Motion passed upon a unanimous voice vote.

Mr. Waack asked if there was anyone to comment on Sportcomp Inc.

Mike Mayslauter, neighbor kitty-corner to the race track, spoke and wanted the Commission to look over the County definition on zoning ordinances and what is really happening out at the site. He also stated he would like everything reviewed to make sure the conditional use that is being ask for is correct.

Mr. Waak stated that the Commission will not be addressing the conditional use; that will be discussed by the Board of Adjustment.

There was no one else to speak.

Next Meeting Date: Next meeting is scheduled for Monday, July 25, 2016.

Adjournment: Motion to adjourn was made by Ms. Muench and seconded by Mr. Korinek to adjourn at 4:30 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Mr. Zimmer, Secretary

Date