

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR OCTOBER 24, 2016 MEETING

Call to Order – Roll Call

The Regular October 24, 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. Vogt, Ms. Muench, Mr. Zimmer, Mr. Hoffman, Mr. Korinek and Mr. Falkowski.

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

Approval of Minutes – Open Meeting Law Compliance

Chairman Waack called for a motion to accept the Minutes of the regular August 22, 2016 meeting. Motion to accept the Minutes was made by Mr. Falkowski and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Vogt and seconded by Ms. Muench 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 October 10 and October 17, 2016; and reviewed by the Commission at a Commission Advisory Meeting held on August 22, 2016. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their November 10, 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. **Philip & Mary Franz** – ZMAR, SW1/4, SE1/4, Section 11, T19N-R22E, Town of Cato, from Exclusive Agriculture (EA) to General Agriculture (GA).

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Cato indicating the Town Board and the Land Use Committee 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 Mr. Vogt and seconded by Ms. Muench to approve the rezone request. Motion passed upon a unanimous voice vote.

2. **Tom and Carol Metz** – ZMAR, SE1/4, NE1/4, Section 12, T21N-R22E, Town of Cooperstown, 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 Cooperstown indicating the Town Board and the Planning Commission supports this rezone request.

Mr. Waack asked if there was anyone to comment.

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

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

3. **Brian and Michelle Bilke** – ZMAR, NE1/4, NW1/4, Section 15, T19N-R21E, Town of Rockland, from General Agriculture (GA) and 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.

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

Mr. Hoffman questioned if there would need to be a variance for a driveway to the road.

Mr. Ryan, spoke and stated Mr. Bilke will still be retaining the whole parcel and is only changing the zoning on the parcel giving him enough road frontage.

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

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

1. **John & Bonnie Abler** - Variance Request, SW¼, NW¼, Section 34, T17N-R21E, Town of Schleswig

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

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.

2. **Renee S. Seiler** – Variance Request, W½, SE¼, Section 9, T19N-R21E, Town of Rockland

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

There was no one else to speak.

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

Mr. Ryan spoke, stating a variance is recommended where farming is involved when the acreage is close to the 10 acre minimum for general agriculture. Otherwise, there is an animal restriction when rezoning to a residential zoning district.

A motion was previously made. Motion passed upon a unanimous voice vote.

3. **Terra Buena, LLC** – Variance Request, NW¼, SW¼ and the SW¼, SW¼, Section 18, T19N-R23E, Town of Manitowoc Rapids

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

Mr. Ryan spoke, explaining the criteria for a variance.

There was no one else to speak.

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

Postponed: Discussion and possible action on Comprehensive Ordinance Revision for Chapter 13 of the Manitowoc County Code titled “Private Sewage Systems Ordinance”.

Mr. Ryan gave a short summary.

Motion made by Mr. Waack and seconded by Mr. Zimmer to keep the item postponed giving time for Corporation Counsel to review. Motion passed upon a unanimous voice vote.

End of discussion.

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

Mr. Robinson spoke, stating this item has been cancelled due to low enrollment with the potential to look at having the run next year.

End of discussion.

A motion was made by Ms. Muench to deny the item and seconded by Mr. Falkowski. Motion passed upon a unanimous voice vote.

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

This item will remain postponed.

End of discussion.

Discussion and possible action on maintaining trail agreement contracts from the Snowmobile Clubs for the 2016/2017 season.

Mr. Robinson spoke, requesting the Park and Planning Commission's signature on the contracts and will then forward them to the clubs for their signatures. He went on to explain these contracts would be for the snowmobile trail maintenance services for the 2016/2017 season.

The Commission questioned the total amount of the contracts.

Mr. Robinson stated the total is \$62,083.84, which adds up to the amount of the grant. He went on to state that each club has specific sections and each club has different amounts due to different mileage.

The Commission questioned if the amounts cover any staff or administration costs.

Mr. Robinson stated those costs are taken off first and then the trail maintenance and grooming.

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

End of discussion.

Miscellaneous:

Other Matters –

Mr. Hoffman spoke, informing the Commission that he is resigning from this board and moving to the Board of Adjustment.

Next Meeting Date: Next meeting is scheduled for Monday, November 28, 2016.

Adjournment: Motion to adjourn was made and seconded to adjourn at 4:23 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Mr. Zimmer, Secretary

Date