

Town of Gibson Plan Commission Meeting 8-28-2025 Minutes

Meeting was called to order at 6:30 PM at the Town Hall by Chairman Argall.

Members in attendance are: Leigh Coenen, Sydney Herman, John Rabitz, and David Derosier; absent were Scott Chalupny and Christa Steeber. A quorum was present.

Public present: Marsha Guex, Brian Guex, Shanna Guex and Steve Zeitler.

A motion was made by D. Derosier to approve the meeting minutes from August 13, 2025 and seconded by L. Coenen. All members voted aye, motion passed.

A motion was made by L. Coenen to approve the agenda and seconded by J. Rabitz. All members voted aye, motion passed.

Chairman D. Argall then opened the discussion regarding the Conditional Use Application from Marsha Guex and Brian Guex owners of property at 3606 STH 147 in the Town of Gibson.

The application was reviewed and discussed. J. Rabitz raised the question pertaining to what constitutes a business. D. Derosier offered the following: A business is a trade offering a product for sale/purchase to the public. J. Rabitz then raised the question if other businesses known in the Township all have conditional use permits to operate. The answers provided centered around the zoning requirements the business was located in. Example: residential does not allow businesses unless a conditional use permit is approved. No member knew any of the zoning limitations of the examples provided by J. Rabitz. In addition, some may require just a license to operate. Chairman D. Argall will gather additional information regarding these types of businesses through Manitowoc County Zoning and Land Use Department and provide at the next meeting.

The review of the conditional use application was completed. All questions were completed along with a map of the area for the businesses. Chairman D. Argall informed the Guex family that if changes were needed in the operation of their business (more employees, change in business hours, of additional business ventures for example, that they could not start without first requesting a meeting with the Town Board to update/change the requirements of the current Conditional Use Permit. Once the discussion, with no more questions asked, was completed, Chairman D. Argall asked for a motion to adjourn in order to travel to the business site and complete a site inspection. Motion was made by L. Coenen and seconded by S. Herman. All members voted aye, motion passed.

The members were provided a tour of the property by the Guex family that covered the main shop building, placement of U-haul equipment, improvements to the property that included additional gravel on driveways, removal of old/decayed buildings on the property, and the possibility of additional lighting. Members had no additional questions and returned to the Town Hall. The meeting was called back to order at 7:02 PM.

Chairman D. Argall asked if there were any additional questions or discussion regarding the conditional use permit application. Hearing none, Chairman D. Argall asked for a motion to either approve or disapprove the request for the conditional use permit. D. Derosier made a motion to approve the request for a conditional use permit for Marsha Guex and Brian Guex owners of property at 3606 STH 147. A second was made by L. Coenen. All members voted aye, motion to approve the conditional use permit was passed.

There were no future meeting dates set at this meeting.

Motion to adjourn was made by D. Derosier; seconded by J. Rabitz. All members voted aye, motion passed.

Respectively submitted

D. Argall Chairman