

Town of Gibson Plan Commission Meeting 6-26-2025 Minutes

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

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

A motion by L. Coenen to approve the meeting minutes from May 14, 2025 and seconded by S. Chalupny. All members voted aye, motion passed.

Chairman D. Argall then provided direction that the format for the revised Ordinance Chapter 10 Public Nuisances 10.03 would be reviewed as presented by the draft prepared by S. Herman with the input provided by team members.

The draft followed the format already established by the original ordinance with the directions contained in each section. Additional guidance was included based on team input data received. The draft ordinance was reviewed page by page with some minor editorial corrections being made.

Team members commented on how professional the draft looked which included footnotes in two different sections pertaining to when the ordinance was previously revised.

Copies of the General Code of Ordinances section 25.04 were provided to review the penalties for anyone violating this ordinance. Team members agreed with those contained in this General Code and did not need to duplicate them in this ordinance.

Motion was then made by S. Chalupny to approve the draft revision with minor editorial revisions noted, motion seconded by L. Coenen. There was no further discussion. All members voted aye. Motion passed.

Chairman D. Argall then provided information to team members to prepare for an upcoming rezoning following the recent revision to the Town's rezoning process:

1. Re-read Chapter 3 of the Gibson 20 Year Plan, "Future Land Use Plan" as well as reviewing the "generalized goals described in Chapter 2, "Issues and Opportunities" to assist commission members to reach decisions based on the Town's plan.
2. Review Manitowoc County Code, Chapter 8, "General Zoning and Land Use Regulations" Part 3 referencing rezoning land out of Exclusive Agricultural (EA)

3. Become familiar with sections 8.12 Small Estate Residential (SE) and 8.13 Rural Residential (RR).
4. Review the General Zoning Principles Checklist Questionnaire (This is part of the Town's rezoning process).

The rezoning will be for two lots of 2.5 acres each in a 30 acre section currently zoned as EA.

The Rezoning application paperwork has been provided to the property owner. Once completed, it will be provided to Team Members for review prior to the next Plan Commission Meeting.

Next meeting Date is Thursday July 24, 2025 at 6:30 (subject to change based on member availability for a quorum).

- Meeting at the Town Hall and then going to the rezoning site on Hill View Road.

Motion to adjourn was made by L. Coenen; seconded by S. Herman. All members voted aye, motion passed.

Respectively submitted

D. Argall Chairman