

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, Scott Chalupny, and David Derosier. A quorum was present.

Public present: None

A motion was made by D. Derosier and seconded by L. Coenen to approve the agenda. All members voted aye. Motion passed

Motion by J. Rabitz and seconded by S. Chalupny to approve meeting minutes from December 19, 2025. All members voted aye, motion passed.

Chairman D. Argall then opened the discussion handing out the rezoning application for Kathy Kudick, had everyone read over the application and then explained, using the map provided by K. Kudick of the two parcels, that K. Kudick has a 1.6 acre parcel at the corner of Heiser Road and Zander Road zoned as Rural Residential (RR). The rest of the acreage is zoned as Exclusive Agricultural (EA). Another large parcel all zoned as EA, of 2 acres along a fence line and is the property K. Kudick, who would like to sell to her grandson. In review, .4 acres of EA would become part of the 2 acre plot, to be zoned as RR, if the application is approved.

Chairman D. Argall also explained that a communication tower built on the Lyon's property West of the 2 acre plot has a variance of 51 feet from the owner's property line. K. Kudick completed a measurement from the 51 feet variance to the proposed 2 acre EA parcel to be over 500 feet away.

The question was raised as to allowing an additional 2 acres at the parcel to be sold.

Chairman D. Argall informed the members that keeping EA farm land was in our Gibson 20 year plan, and that the Manitowoc County Planning and Zoning also looked at preserving EA acreage. By increasing the acreage, even if we approved the rezoning application, does not mean the County would. However; by approving a change in only .4 acres of EA and reverting 1.6 acres of RR back to EA offers a better approach.

Another question was: why cannot K. Kudick's grandson be able to build on her land as a family member. Chairman D. Argall explained that there is a policy in the rezoning ordinance that allows an "immediate family member" to do this, but a grandson is not considered as an immediate family member.

L. Coenen the informed the members that approval of this application would also benefit the Town of Gibson once the house was built, adding to the tax revenue.

After the discussion was completed; and no one had additional questions, Chairman D. Argall asked for a motion to approve or deny this application. A motion by D.

Derosier to approve the Rezoning Application for K. Kudick to sell 2 acres of EA to her grandson to be rezoned as RR and convert another parcel of RR back to EA was made. The motion was seconded by J. Rabitz. All members voted aye.

Chairman D. Argall then asked the members if going to the site would be beneficial.

Due to the darkness, and several of the members having other holiday events planned, and that the maps were very beneficial, the site portion was postponed.

Chairman D. Argall then asked for a motion to adjourn. A motion to adjourn was made by D. Derosier and seconded by J. Rabitz. All members voted aye, motion passed.

Respectively submitted,

Chairman D. Argall

Town of Gibson Plan Commission