

Town of Gibson Plan Commission Meeting 3-19-2026 Minutes

Meeting was called to order at 5:00 PM at the Town Hall by Chairman Argall.

Members in attendance are: Sydney Herman, John Rabitz, David Derosier, and Leigh Coenen. A quorum was present.

Members absent: Scott Chalupny

Public present: Jason Kittel and Titus Beachy

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

Motion by D. Derosier and seconded by S. Herman to approve meeting minutes from January 22, 2025. All members voted aye, motion passed.

Chairman D. Argall opened the meeting with other business by introducing Titus Beachy who was in attendance applying for a Conditional Use Permit (CU). T. Beachy explained that his current business operation located at 3405 State HWY 147 W has out grown the small space that he has available for him. T. Beachy stated that he has a small shop there and makes outdoor furniture, which is on display in an area outside. He also makes other outdoor items like moveable chicken coops. T. Beachy has been in talks with the owners regarding purchasing their property located at 5025 State HWY 147 W, approximately 4.13 acres zoned Rural Residential (RR), to put up a 48' by 72' shop building, moving his current business (and family) to this current location. T. Beachy has spoken with personnel at Manitowoc County Zoning and the small business is approved for this zone type. He also indicated the shop would be 120' off from the center of State HWY 147, 145' from the SW property line, and 90' from the residence to the NW which he would be included in the purchase, meeting code set back requirements. The surrounding properties are farm land and residential. T. Beachy then went on to explain his hours of operation would be Monday – Saturday 7:00 AM to 7:00 PM and would be closed on Sundays. The noise made from the equipment he uses (small machines: chop saw, table saw, router, and impact drives to cut, shape, and construct furniture) would be contained inside the new shop keeping the noise levels outside at quieter levels. He would also like to continue to display his finished products outside in front of the shop. He plans on having a dumpster located behind the shop for the waste he creates. There will be room for customer parking and deliveries which bring him his stock which is stored in the shop. Customer traffic he indicated is minimal (spring through early fall may get up to 10 customers and during the winter months is pretty much no customers).

The members of the Plan Commission then had the opportunity to ask questions of T. Beachy, most which had him respond with additional information regarding the outdoor display of finished products, lighting, and signage. When no additional

questions were asked, Chairman D. Argall then went to the CU conditions for the business operation:

1. T. Beachy to provide proof of purchase of property located at 5025 State HWY 147 W, parcel number 00602800501500 and 00602101200300 to the Town Clerk.
2. Hours of operation would be 7:00 AM to 7:00 PM Monday thru Saturday.
3. Number of employees limited to 2.
4. Outdoor lighting would consist of 1 light on the front of the building (pointing down), 1 light in back and a light over the access personal door to shop.
5. The dumpster for waste to be located behind the shop.
6. No fencing is needed.
7. The finished products are to be displayed primarily in the front of the shop in a neat and professional manner. (Examples include but not limited to: poly outdoor furniture, portable chicken coops, wagons, small green houses). Any additional product is to be kept behind the shop and then moved as needed to the front display areas.
8. A sign to be located on the building is approved.
9. No customer parking allowed on the highway shoulders of State HWY 147.

After no additional conditions were added, Chairman D. Argall asked for a motion to approve the CU Permit for T. Beachy at 5025 State HWY 147 W, parcel number 060002800501500, which include the 9 conditions as listed.

A motion was made by D. Derosier and seconded by L. Coenen to approve the CU permit for T. Beachy to include the 9 stated conditions. Motion passed all ayes.

The second request for a zone change for 5 acres of a 40 acres lot zoned Exclusive Ag (EA) to General Ag (GA) was tabled by a motion made by J. Rabitz and seconded by L. Coenen until the next meeting to be held on April 30 at 5:00 PM at the Town Hall.

(Note: there was no representative present to present/discuss the zone change request.)

Chairman D. Argall then addresses the members regarding the draft Snow Removal Policy which had been updated/revised by S. Herman. Everyone took the time to review the policy. The only suggestion was to add wording regarding who determines when the snow plows go out. Decided to have the Chairman work with the Contractor, considering safety factors, as to when the plows would go out. S. Herman will make the addition and have the policy ready for approval at the next Plan Meeting scheduled for April 30 at 5:00 PM at the Town Hall.

The final agenda item pertaining to Data Centers was discussed. Members agreed that the information provided by Chairman D. Argall prior to the meeting was informational and useful. After all had expressed a thought, idea, or opinion, Chairman D. Argall provided 13 points to be considered for addition to the 20 Year Plan (attached as part of the minutes). Members again provided feedback regarding all points and recommended changes to :

- #4 which stated: “Entity is not allowed to apply for or use any Federal or Wisconsin state subsidies or tax breaks. If Entity is approved to be built, construction costs will be at their expense.” This point would likely get challenged in a court of law and after a good discussion will be removed from the list.
- #5 which stated: “Entity shall pay the Town of Gibson tax revenues based on property value and income.” This point was also challenged by members as to how can tax revenue be based on income, another challenge to avoid in a court of law. This point will also be edited to state tax revenue will be based on property value.

The discussion continued on how to incorporate the remaining points into the 20 Year Plan for the Town. After another good discussion, it was decided the update would be in Chapter 3 for the business, manufacturing industry section. Incorporation of the remaining points needs to be written in a “generic” manner so as not to discriminate against any industrial/manufacturing business that considers the Town of Gibson a good place to establish a business.

Next meeting was scheduled for April 30, 2026 at 5:00 PM at the Town Hall.

Motion by J. Rabitz and seconded by S. Herman to adjourn. Motion passed, all voted aye.

Respectively submitted,

Chairman D. Argall

Town of Gibson Plan Commission