

Town of Gibson Plan Commission Meeting 4-30-2026 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: Randy Miller

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

Motion by S. Herman and seconded by L. coenen to approve meeting minutes from March 19, 2026. All members voted aye, motion passed.

Chairman D. Argall opened the meeting with other business by introducing Randy Miller of Miller Family GFWO Zander Land LLC residing at 2135 Lexington Dr., Manitowoc, Wi. 54220 regarding 40 acres (parcel number 00600201600000) zoned as Exclusive Agriculture (EA) and filing an application with the Town to rezone 5 acres to Rural Residential (RR) to build a single family residence. R. Miller then informed the Commission members of his intent to build a single family residence (1293 sq. ft with 1 bedroom and 1 bathroom) to be set upon a concrete slab. R. Miller indicated the following utilities would be included: electricity, sewer and water. R. Miller also indicated the residence would mainly be used for recreational uses and hunting by family members only. R. Miller knows the 5 acres to be rezoned abuts a wetland area and indicated setback requirements for the single family residence, driveway, well, and mound system would be adhered to.

Members were then asked by Chairman D. Argall if there were any questions. R. Miller was asked if he had plans on renting out the residence; he replied no, that it will be used only by family members. A discussion regarding the location to a wetland was well challenged and R. Miller's responses regarding any setback requirements would be met.

After no additional questions were asked, Chairman D. Argall asked for a motion to approve/deny the request by R. Miller to rezone 5 acres from EA to RR. A motion was made by D. Derosier to rezone 5 acres of parcel number 00600201600000 from EZ to RR; motion was seconded by L. Coenen. All voted aye, motion passed.

Chairman D. Argall then addresses the members regarding the second draft of the 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.

The discussion continued on how to incorporate the remaining points into the 20 Year Plan for the Town. Members 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 TBD. Chairman D. Argall to send email for availability of members and schedule accordingly

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