

Town of Gibson Plan Commission Meeting 5-14-2026 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 and Leigh Coenen. A quorum was present.

Members absent: Scott Chalupny, David Derosier

Public present: Tom and Mary Cisler, Brin Tatkett. Gary Morrean, Austin Morrean

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

Motion by J. Rabitz and seconded by L. Coenen to approve meeting minutes from April 3, 2026. All members voted aye, motion passed.

Chairman D. Argall opened the meeting introducing Craig Morrean and Austin Morrean. A. Morrean, 13211 White Cedar Road, Two Rivers, Wi. 54241 requests to rezone 9.02 acres currently zoned as Large Estate (LE) to Small Estate (SE) Parcel ID No. 006-027-011-000.00. This would allow him to develop the property for sale per SE zoning requirements.

Plan Commission members were able to answer question and all were addressed by A. Morrean. With no further discussion, L. Coenen made a motion to approve the zone request of 9.02 acres of LE to SE. The motion was seconded by S. Herman. All members voted aye, motion passed.

The next order of business was to hear from Tom and Mary Cisler, 14204 Krueger Road, Two Rivers, Wi. 54241 request to rezone 7.53 acres of Exclusive Agriculture (EA) to Rural Residential (RR) Parcel ID No. 006-021-016-001.00. The land containing the residence and buildings is approximately 10 acres; already zoned RR. The request to rezone 7.53 acres to RR is to be sold with a new home being built. The land is comprised of tree lines, woods and grassy open land. No farming has been done since the Cislers bought the 20 acres. The Plan Commission members then had the opportunity to ask questions. After discussion, J. Rabitz made the motion to approve T. Cisler's rezone request of 7.53 acres of EZ to RR. The motion was seconded by L. Coenen. All members voted aye, motion passed.

The draft Snow Removal Policy was reviewed. All members reviewed the one change as to when the snow plows would be sent out and agreed with the wording. A motion to accept the draft Snow Removal Policy and to forward to the Town Board for review/approval was made by L. Coenen. The motion was seconded by S. Herman. All members voted aye, motion passed.

In other business, a discussion pertaining to junk collected on personnel property and potentially creating safety and health issues was discussed. The Town has an ordinance and if a complaint is made can be enforced either by the Town or County to be cleaned up. No further discussion or questions were asked.

J. Rabitz then asked if it were possible, and legal to have Skype meetings using the internet when members could not make the meeting in person. There is an offer to set up the Town Hall with internet, and once that is done, we'll have to see if it is possible. Seeking a resident, who would be willing to fill the open position on the Plan Commission. C. Cisler and Kathleen have both been contacted but no response. Will keep at it and continue to work at filling the open position.

Next meeting date: TBD

Motion by J. Rabitz and seconded by L. Coenen to adjourn. All members voted aye.

Respectively submitted,
Chairman D. Argall
Town of Gibson Plan Commission

NOTE: Amended these meeting minutes on 5/16/26 based on information received by T. and M. Cisler from the Manitowoc County Zoning Department.

The Cislers bought a 20 acres of land (006-021-016-001.00) zoned as Exclusive Agriculture (EA) and had approximately 10 acres rezoned as Rural Residential (RR) which their residence (home and buildings) at 14204 Krueger Road resides. After completing the Town's rezone application, meeting with the Plan Commission, and having the rezoning of 7.53 acres of the remaining 10 EZ acres to RR was approved, The Cislers went to file the County rezoning Application and were informed that in the best interests of land management and consistent zoning, recommended the entire approximate 10 acres of EA be rezoned to RR, so as not to leave less than 3 acres as EZ. Chairman D. Argall contacted the members who approved the 7.53 rezone request with this information, I contacted each member and asked if they were in agreement. S, Herman aye, J. Rabitz, aye, L. Coenen, Aye, and D, Argall aye. The Cisler's application was annotated with this information and revised to indicate the remaining acreage of EA to rezoned to RR. The motion made by J. Rabitz, seconded by L. Coenen, was amended to rezone the remaining EA acreage of Parcel ID No. 006-021-016-001.00 to RR. Based on positive ayes from members contacted, motion passed.