



City of Manitowoc

900 Quay Street
Manitowoc, WI 54220
www.manitowoc.org

Meeting Minutes

Plan Commission

Wednesday, December 20, 2023

6:00 PM

Council Chambers. Meeting also available via
Zoom remote conferencing software.

I. CALL TO ORDER

The Meeting of the City Plan Commission was called to order by Chairman J. Nickels at 6:00PM.

II. ROLL CALL

Present: 6 - Mayor Nickels, Greg Jagemann, Dan Koski, Dennis Steinbrenner, Jim Brey and Dave Diedrich

Absent: 2 - Curtis Hall and Daniel Hornung

Staff Present: Adam Tegen, Jen Bartz

Others Present: Kristina Koenig, Chris Koenig, Mike Howe, Vicki Neelis, Kevin Neelis, Jim Belongia

III. APPROVAL OF MINUTES

[23-1080](#) Approval of Minutes of the November 29, 2023 Plan Commission meeting.

Moved by Diedrich, seconded by Koski, that the Minutes be approved. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Jagemann, Member Koski, Member Steinbrenner, Alderperson Brey and Member Diedrich

IV. PUBLIC HEARINGS

[23-1081](#) PC 29-2023: Koenig, Request for a Conditional Use Permit for a Tattoo Establishment at 624 N 8th Street pursuant to 15.230(3)f.

A. Tegen provided an overview of the request. He stated that the area is zoned B-1 Office Residential and while many uses are permitted, there are few that require a Conditional Use Permit. He added that with the zoning code rewrite, this use would be permitted in the future. He briefly reviewed the standard conditions and said that staff recommends approval.

J. Brey asked if this would require an annual review. A. Tegen said that the review is not a condition.

Chairman J. Nickels opened the public hearing. There were no comments.

Moved by Brey, seconded by Koski, that the request for a Conditional Use Permit

be approved and referred to council. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Jagemann, Member Koski, Member Steinbrenner, Alderperson Brey and Member Diedrich

V. OLD BUSINESS

[23-1100](#)

PC 3-2023: East Point Land Development/Howe; Review of Final Subdivision Plat for The Preserves at Lincoln Park

A. Tegen said that the final subdivision plat needs approval before further expansion. He stated that the plat is out for final staff review and is subject to reviewers final comments. He added that staff will not sign the final plat until all conditions are met.

Mike Howe, subdivision developer stated that it was a challenging process and asked for a specific checklist for future expansion. He added that having a standard process for what is needed would make things easier.

Moved by Diedrich, seconded by Steinbrenner, that the Final Subdivision Plat for The Preserves at Lincoln Park be approved and referred to council. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Jagemann, Member Koski, Member Steinbrenner, Alderperson Brey and Member Diedrich

VI. ADJOURNMENT

Moved by Diedrich, seconded by Brey, that the meeting be adjourned at 6:07 PM. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Jagemann, Member Koski, Member Steinbrenner, Alderperson Brey and Member Diedrich