



# City of Manitowoc

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

## Meeting Minutes

### Plan Commission

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Wednesday, July 29, 2020

4:00 PM

Council Chambers. Meeting will  
also be available via Remote Conferencing

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#### Special Meeting

#### I. CALL TO ORDER

The meeting of the City Plan Commission was called to order by Chairman J. Nickels at 4:00 pm.

#### II. ROLL CALL

**Present:** 8 - Jim Brey, Dave Diedrich, Daniel Hornung, Mayor Nickels, Dan Koski, Dennis Steinbrenner, Greg Jagemann and Curtis Hall

Staff Present: Paul Braun, Jeremy DuChateau, Adam Tegen, Todd Blaser, Jen Bartz

Others Present: Christma Rusch, Tom Kocourek

#### IV. PUBLIC HEARING

##### [20-0753](#)

PC 25-2020: Lighthouse Recovery Community Center; Request for a Conditional Use Permit Under Section 15.230(3)k and 15.370(27) for Property at 1114 S. 11th Street for the establishment of a Transitional Housing Use for a maximum overnight capacity of up to 10 individuals.

**Attachments:** [20-0753 Report to Council Lighthouse Transitional CUP.pdf](#)  
[20-0753 PC Report Lighthouse Recovery Center.pdf](#)

P. Braun shared an overview of the location, zoning and uses. He went on and reviewed the transitional housing definition and criteria required prior to issuance of a conditional use permit. He also stated that a public hearing notice was sent out last week to neighboring residents and that there were no calls or comments received.

Mayor Nickels asked the Commissioners for any questions.

J. Brey praised C. Rusch for her leadership and guidance for the facility.

P. Braun shared with the Commissioners that there are a total of five conditions, with the fifth being added after a discussion with Life Safety Division. He went on to review the five conditions.

Mayor Nickels opened the public hearing.

T. Kocourek, Chairman of the Board for Lighthouse Recovery Center, stated that these services are needed in our community for addiction recovery and he is happy to see this proceed.

C. Rusch stated that she spoke with all but one neighbor and that the facility was well received.

P. Braun recommended approval of the conditional use permit with the five conditions.

D. Diedrich asked if Lighthouse Recovery Center leadership had concerns with fifth condition regarding life safety code. Tom Kocourek indicated that they did not.

**Moved by Brey, seconded by Steinbrenner, that this Action Item be approved and referred to council. The motion carried by the following vote:**

**Aye:** 8 - Brey, Diedrich, Hornung, Mayor Nickels, Member Koski, Steinbrenner, Member Jagemann and Member Hall

## V. OLD BUSINESS

### [20-0531](#)

PC 19-2020: Amendment to Chapter 15.030 Definitions, 15.430 Off-Street Parking and Loading Regulations and 15.510 Mobile Home Parks, Mobile Homes, Manufactured Homes and Recreational Vehicles.

**Attachments:** [20-0531 Report to Council off street parking.pdf](#)  
[20-0531 PC Report Off Street Parking July report.pdf](#)  
[20-0531 PC Report Off Street Parking May report.pdf](#)

P. Braun shared the revised text amendment which included changes discussed at the July 22 Plan Commission meeting. The City Attorney's Office requested the revised amendment be reviewed and supported prior to the Ordinance going to the Common Council in August.

**Moved by Hornung, seconded by Diedrich, that the Amendment to Chapter 15.030 Definitions, 15.430 Off-Street Parking and Loading Regulations and 15.510 Mobile Home Parks, Mobile Homes, Manufactured Homes and Recreational Vehicles be approved and referred to council. The motion carried by the following vote:**

**Aye:** 8 - Brey, Diedrich, Hornung, Mayor Nickels, Member Koski, Steinbrenner, Member Jagemann and Member Hall

## VIII. ADJOURNMENT

**Moved by Brey, seconded by Steinbrenner, that this meeting be adjourned. The motion carried by the following vote:**

**Aye:** 8 - Brey, Diedrich, Hornung, Mayor Nickels, Member Koski, Steinbrenner, Member Jagemann and Member Hall