

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
DECEMBER 21, 2016
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501**

Members present: Scott Holewinski, Billy Fried, Mike Timmons, and Jack Sorensen

Members absent: Dave Hintz

Department staff present: Karl Jennrich, Director; Pete Wegner, Assistant Director; Kathy Ray, Land Use Specialist and Julie Petraitis, Program Assistant

Other county staff present: Brian Desmond, Corporation Counsel; Jack Flint; ITS Director; Julie Allen, Programmer Analyst; Susie Kuczarski, Programmer Analyst; Mike Romportl, Land Information Director; and Art Hilgendorf, GIS Administrator

Guests present: See sign in sheet.

Call to order.

Chairman Scott Holewinski called the meeting to order at 12:30 pm, in accordance with the Wisconsin Open Meeting Law.

Approve the agenda. Motion by Mike Timmons, second by Billy Fried to approve the amended agenda. With all members present voting “aye”, the motion carried.

It is anticipated that the committee may meet in closed session pursuant to Wisconsin Statutes, Section 19.85 (1) (g), conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. A roll call vote will be taken to go into closed session.

- a. Camper placement <75’ to OHWM, Town of Little Rice.
- b. Approve closed session minutes.

Motion by Billy Fried, second by Jack Sorensen to go into closed session. With all members voting “aye” on roll call vote, the motion carried.

A roll call vote will be taken to return to open session.

Motion by Jack Sorensen, second by Mike Timmons to return to open session. With all members voting “aye” on roll call vote, the motion carried.

Announcement of any action taken in closed session.

- a. **Motion by Scott Holewinski, second by Mike Timmons to advise Staff not to pursue enforcement based on information provided, including the fact that it is beyond the Statute of Limitations. Aye: Unanimous.**
- b. **Motion by Jack Sorensen, second by Mike Timmons to approve closed session meeting minutes of: July 6, July 20, August 10, August 24, September 21, October 5, October 19, and November 2, 2016. Aye: Unanimous**

Public comments. **None**

Approve meeting minutes of December 7, 2016.

Motion by Billy Fried, second by Jack Sorensen to approve the meeting minutes of December 7, 2016. With all members present voting “aye”, the motion carried.

Technological needs for the Planning and Zoning Department. Jack Flint, ITS Director, was present to explain the program they are designing to help the Department with the Sanitary Maintenance Program and professionals who contact the Department for Zoning and Sanitary permit information.

Preliminary 2-lot minor subdivision survey map of Michael Anderson, owner and James D. Rein, Wilderness Surveying Inc., for property located at 4362 cedar Lane and further described as part of Gov’t Lot 1, Section 20, T37N, R8E, PIN NE 193-4, Town of Newbold.

Mr. Jennrich stated that no action needs to be taken by the committee on this item. The Town of Newbold has denied this request based on their subdivision ordinance. If the Plat is presented to the Department for signature and recording with the Register of Deeds the Department has to sign off on it because it meets the requirements of the County Subdivision Ordinance.

2015 POWTS audit by the Department of Safety and Professional Services.

Informational only.

Discuss general zoning in un-zoned towns.

Mr. Jennrich was directed to send a letter to the three un-zoned Towns in Oneida County. Mr. Jennrich attended the meeting in Enterprise and they stated they wanted things to stay the way they are. Which means lands within 1000 feet of a lake and/or 300 feet of a river or stream are zoned General Use, District #10. The Town of Monico has not responded. The Town of Sugar Camp would like the area around Sugar Camp Lake that is zoned Single Family and they would like it to remain Single Family. The rest of the Town that is zoned General Use they would like to be zoned under the General Zoning of the State.

Mr. Jennrich stated that he will need to research this.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Straight A’s LLC, Adam Alesauskas, proposed buyer, James Rein, agent, to improve existing building into a multi-tenant structure and provide outdoor storage on the following described property currently under the ownership of Bryan and Bonnie Jennings;

part of the SE ¼ and the NW ¼, Section 10, T39N, R6E, 9887 Hwy 70, PIN MI 2161-7, Town of Minocqua.

Mr. Jennrich read the notice of public hearing into the record. It was published in the Northwoods River News on December 6 and December 13, 2016 and published on the Courthouse Bulletin Board on December 1, 2016. Proof of publication is contained in the file.

Correspondence in the file: A letter from the Town of Minocqua dated December 5, 2016 recommending approval with conditions.

If the committee finds the general standards have been met Staff would recommend approval with the following conditions:

1. The nature and extent shall not change from that described in the application and approved in the CUP.
2. New tenant(s) to apply for ARP/CUP as required prior to occupancy.
3. Signage subject to 9.78 Sign Regulations Oneida County Zoning & Shoreland Protection Ordinance as amended July 15, 2016.
4. Parking subject to 9.77, Parking Requirements Oneida County Zoning & Shoreland Protection Ordinance as amended July 15, 2016. To be reviewed with each new tenant permit, as required.
5. Exterior lighting, if installed, must be downcast and shielded from above.
6. Dumpster to be screened from view. Applicant to recycle waste material as required.
7. May be subject to DOT review/approval.
8. Maintain no less than a 20' wide vegetative screening buffer along south lot line. (Condition added by Committee).

Chairman Holewinski opened the public portion of the public hearing.

There was nobody present that spoke in favor of or opposed to the conditional use permit.

Mr. Holewinski closed the public portion of the public hearing.

Motion by Billy Fried, second by Jack Sorensen to approve the conditional use permit as the general standards have been met and with the conditions, including the additional condition #8, suggested by Staff. With all members present voting “aye”, the motion carried.

Conditional Use Permit application by Jandi Inc., Richard Geibel, owner, to operate an RV dealership within Indian Shores Resort Condominium on the following described property: all of the NE ¼ of the NW ¼ and part of Gov't Lot 2, Section 29, T39N, R7E, 7750 Indian Shores Road, PIN's include WR 2215 through WR 2218, Town of Woodruff.

Mr. Jennrich read the notice of public hearing into the record. It was published in the Northwoods River News on December 6 and December 13, 2016 and published on the Courthouse Bulletin Board on December 1, 2016. Proof of publication is contained in the file.

Correspondence in the file:

A letter from the Town of Woodruff dated November 23, 2016 approving the conditional use permit.

A letter from the Kemp Woods Association dated December 9, 2016 not objecting to the conditional use permit request in itself but objecting to the issuance of a CUP while Jandi Inc. is in violation of Oneida County Zoning regulations Section 9.52 D and 9.53 E.

An anonymous letter from an owner within the Indian Shores Condominium opposed to the CUP.

If the committee finds the general standards have been met Staff recommends approval with the following conditions:

1. The nature and extent of the use shall not change from that described in the application and approved in this Conditional Use Permit.
2. Proper licenses to be obtained prior to sales.
3. Display/sales lot to stay within designated area of sites 30-33 as shown.
4. No accumulation of inventory allowed outside the perimeters of the sales lot.
5. Additional permit(s) may be required if dealership is sold, creating a multi-tenant use of the property.

Discussion was held regarding the violations mentioned in the letter from the Kemp Woods Association.

Chairman Holewinski opened the public portion of the public hearing.

Jack Handrick spoke.

Pat McNamar spoke.

Chairman Holewinski closed the public portion of the public hearing.

Motion by Mike Timmons, second by Jack Sorensen to table the decision on this item until the violation questions are answered. With all members present voting “aye”, the motion carried.

Discuss Planning and Zoning permit fee schedule.

The committee was provided a current fee schedule to review and bring back suggestions to a future meeting.

Planning and Zoning/Land and Water Long Range Plan.

Mr. Jennrich went through the Long Range Plan with the committee.

Motion by Mike Timmons, second by Jack Sorensen to approve the Planning and Zoning/Land and Water Long Range Plan as submitted. With all members present voting “aye”, the motion carried.

Refunds. There is one refund. **Motion by Scott Holewinski, second by Jack Sorensen to approve the refund as requested. With all members present voting “aye”, the motion carried.**

Line item transfers, purchase orders, and bills. **Motion by Scott Holewinski, second by Jack Sorensen to approve the line item transfer as requested. With all members present voting “aye”, the motion carried.**

Motion by Mike Timmons, second by Billy Fried to approve the bills as submitted. With all members present voting “aye”, the motion carried.

Approve future meeting dates: **January 4, January 11, January 18, January 25, and February 1, 2017.**

Public comments. **Nick Sabota spoke.**

Future agenda items. **As discussed.**

Adjourn.

3:25 p.m. There being no further matters to lawfully come before the Committee, a motion was made by Mike Timmons, second by Jack Sorensen to adjourn the meeting. With all members present voting “aye”, the motion carried.

Chairman Scott Holewinski

Karl Jennrich
Planning & Zoning Director