

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
January 24, 2024
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members Present: Mike Timmons, Bob Almekinder, Linnaea Newman

Members Absent: Mike Roach, Tommy Ryden, Scott Holewinski

Department Staff Present: Karl Jennrich, Director; Erica Sauer, Program Assistant; Monique Taylor, Administrative Support

Other County Staff Present: Michael Fugle, Corporation Counsel; Dennis Brown, Assistant Corporation Counsel

Guests Present: See Sign-In Sheet.

Call to order.

Vice Chair Timmons called the meeting to order at 12:30 p.m. in accordance with the Wisconsin Open Meeting Law.

Approve the agenda. Motion by Bob Almekinder, second by Linnaea Newman, to approve the 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. Appeal of Zoning Permit #2300797.

Motion by Bob Almekinder, second by Linnaea Newman, to go into closed session. Aye: Unanimous.

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

Motion by Bob Almekinder, second by Linnaea Newman, to return to open session. Aye: Unanimous.

Recess at 12:47 p.m.

Return from recess at 1:00 p.m.

Announcement of any action taken in closed session.

a. Discussion only, no action taken.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Lakes Gas Company, applicant, Abraham Living Trust and BJL Properties LLC, owners, to operate a retail LP gas business, on the following described properties: Lot 2 of CSM 4971 and Lot 2 of CSM 3019, being part of the NW ¼, SE

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¼, and NE ¼, SW ¼, Section 34, T39N, R6E, PIN's MI 2502-3 and MI 2502-4, Town of Minocqua. Mr. Jennrich read the details of the proposal. The Notice of Public Hearing was posting on the Oneida County Courthouse Bulletin Board on January 4, 2024. The Notice was posted in the Northwoods River News on January 9 and 16, 2024. A proof of publication is contained in the file. A mailing list and an affidavit of mailing is also contained within the file. No public comments were received and Mr. Jennrich read the Town letter into the record. Mr. Jennrich read the Report into the record. An email from the Wisconsin Department of Transportation was read into the record concerning the access points.

If the applicant has met or agrees to meet all of the requirements and conditions of permit issuance, staff would suggest the following conditions be placed on the CUP:

1. The project to be substantially commenced within three (3) years of issuance date.
2. The nature and extent of the use shall not change from that described and approved in this Conditional Use Permit.
3. A Certified Survey Map combining the parcels must be recorded prior to the approved use of the property.
4. Hours of operation Monday through Friday, 8:00 AM to 5:00 PM. Permission to operate earlier or later to serve customers with emergency gas outages.
5. Phase 2 shop/covered parking building subject to Administrative Review Permit approval.
6. Proper permits be obtained prior to construction (Town/County/State). State approved plans as required.
7. Subject to WDNR permits for land disturbance greater than one acre.
8. Subject to applicable WisDOT requirements and a permit for change in vehicle use.
9. Subject to County and State Private Onsite Wastewater Treatment System (POWTS) plan approvals.
10. Parking to comply with 9.77 Off Street Parking and Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
11. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
12. Exterior lighting if installed, must be downcast and shielded from above.
13. Dumpster to be screened from view, applicant to recycle waste materials as required.
14. Outdoor storage, display and vehicles shall be confined to the areas designated on the site plan.

The committee conferred with Mr. Jennrich and Mr. Huizenga, Lakes Gas Co. The committee would like to add a condition to include emergency hours of operation.

Vice Chair Timmons opened the public portion of the public hearing.

No one spoke.

Vice Chair Timmons closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Linnaea Newman, to approve the Conditional Use Permit as presented, subject to all conditions being met, and to include the added condition of emergency hours. With all members present voting "Aye," the motion carried.

Public comments. None.

Preliminary two (2) lot Certified Survey Map of lands owned by Michael & Wendy-Sue Winter Revocable Trust, and submitted by McMullen & Associates Inc., Benton McMullen, surveyor for the following property currently described as: Part of the NW ¼ of the NW ¼, Section 25,

T36N, R7E, PIN WB 370-1, 7617 Highway 8, Town of Woodboro. The committee may be considering a modification pursuant to Section 15.31(2) of the Oneida County Subdivision Control Ordinance. Mr. Jennrich discussed the details of the proposal. Correspondence was received from the Town of Woodruff. The committee conferred with Mr. Jennrich and the property owner. **Motion by Bob Almekinder, second by Linnaea Newman, to approve the certified survey map (CSM) as presented, subject to the conditions being met. With all members present voting “Aye,” the motion carried.**

Discussion/decision concerning Tourist Rooming Houses. The committee will be discussing all aspects of the ordinance and updated statistics. Mr. Jennrich discussed the renewal process and the department’s efforts with enforcement and follow-up for tourist rooming house administrative review permit renewal applications. Mr. Jennrich discussed that public hearings would be scheduled for permits issued to property owners who have not renewed. The committee conferred with Mr. Jennrich regarding an ordinance amendment concerning tourist rooming house annual renewal applications not being submitted. The committee would prefer that permit renewal issues be resolved within the department. **Motion by Linnaea Newman, second by Bob Almekinder, to direct Planning and Zoning staff to draft an ordinance amendment for Section 9.58(E) so that tourist rooming houses that don’t pay the renewal are automatically revoked. With all members present voting, “Aye,” the motion carried.**

Refunds. None.

Approve future meeting dates. February 7 and 21, 2024.

Future agenda items. As discussed.

Adjourn.

1:34 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

Scott Holewinski, Chair

Karl Jennrich, Planning & Zoning Director