

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE

December 10, 2025

COUNTY BOARD ROOM – 2ND FLOOR

ONEIDA COUNTY COURTHOUSE

RHINELANDER, WI 54501

Members Present: Scott Holewinski, Bob Almekinder, Mitchell Ives, Dan Hess, Billy Fried

Members Absent: None

Department Staff Present: Karl Jennrich, Director; Monique Taylor, Administrative Support; Melany Hastreiter, Program Assistant

Other County Staff Present: Chad Lynch, Corporation Counsel

Guests Present: See Sign-In Sheet.

Call to order.

Chair Holewinski called the meeting to order at 1:00 p.m. in accordance with the Wisconsin Open Meetings Law.

Approve the agenda. Motion by Dan Hess, second by Bob Almekinder, to approve the agenda. With all members present voting “Aye,” the motion carried.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Tuscanny Bellman, applicant, and Travis and Tracy Bellman, owners, to operate an equine business involving horse training, riding lessons, and boarding on the following described property: Lot 3, CSM 5601, being part of the SW NW, Section 6, T38N, R6E, PIN HA-56, 10849 Lower Kaubashine Road, Town of Hazelhurst. Mr.

Jennrich discussed the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on November 20, 2025. The Notice was also published in the Northwoods River News on November 25 and December 2, 2025. A Proof of Publication is contained in the file. An Affidavit of Mailing and mailing list are also contained in the file. The WisDOT did not have any concerns and the DNR did not have any comments. The Town of Hazelhurst provided their meeting minutes from their meeting of November 11, 2025. The minutes are contained in the file. Mr. Jennrich read the report into the record.

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

1. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.

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2. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. Sign permits as required.
3. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
4. Subject to WDNR Stormwater and Grading permits for land disturbance greater than one (1) acre. A copy of permit be provided to the department.
5. Proper permits must be obtained prior to construction (Town/County/State). State approved plans as required.
6. Lighting if installed, must be downcast and shielded from above.

The committee asked questions. Mr. Jennrich spoke to the questions.

Chair Holewinski opened the public portion of the public hearing.

None.

Chair Holewinski closed the public portion of the public hearing.

Motion by Dan Hess, second by Bob Almekinder, to approve Item #3 Conditional Use Permit application for Tuscanny Bellman with the six (6) listed conditions. With all members present voting "Aye," the motion carried.

Public comments (limited to 3 minutes per person, stating name and residence address).

- a. **Introduction of new Planning and Zoning Department staff member.** Mr. Jennrich introduced Melany Hastreiter, Program Assistant.

Eric Rempala spoke.

Approve meeting minutes of October 29 and November 13, 2025. Motion by Billy Fried, second by Mitchell Ives, to approve the meeting minutes of November 13, 2025. With all members present voting "Aye," the motion carried.

The October 29, 2025 meeting minutes were approved at a previous meeting.

Discussion/decision concerning Ordinance Amendment #13-2025 to amend Chapter 9, Article 3, Section 9.37 and Article 8, Section 9.82 of the Oneida County Zoning and Shoreland Protection Ordinance. The Committee will be discussing all aspects of Chapter 9. Mr. Jennrich discussed the details of the matter. Mr. Jennrich stated that Corporation Counsel reviewed, but will need to review final changes. The committee conferred with Mr. Jennrich. Motion by Bob Almekinder, second by Dan Hess, to approve and forward Ordinance Amendment #13-2025 to public hearing, with the discussed changes, and with review and approval of Corporation Counsel. With all members present voting "Aye," the motion carried.

Discussion/decision – Planning & Zoning Department permit activity/revenue. Discussion only, no action taken.

Discussion/decision/prioritization of 2025 Oneida County Planning and Zoning Department projects. Discussion only, no action taken.

Refunds. None.

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Approve future meeting dates. January 7 and 21, 2026

Future agenda items. As discussed.

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. Approve closed session minutes of August 20, October 29, and November 13, 2025.
- b. Discuss current and pending litigation, pending permit applications, and BOA Appeal #25-005 for PIN MI-3240.

Motion by Bob Almekinder, second by Dan Hess, to go into closed session. Aye: Unanimous.

Outside Counsel Andrew Jones joined telephonically.

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

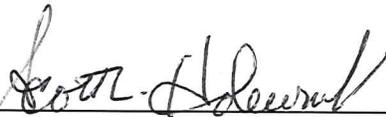
Motion by Mitchell Ives, second by Bob Almekinder, to return to open session. Aye: Unanimous.

Announcement of any action taken in closed session.

- a. Motion by Bob Almekinder, second by Dan Hess, to approve closed session minutes of August 20, October 29, and November 13, 2025. With all members present voting "Aye," the motion carried.
- b. Discussion only, no action taken.

Adjourn.

2:12 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

