

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
February 22, 2023
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski, Bob Almekinder, Mike Roach
Mike Timmons, via Zoom

Members absent: Tommy Ryden

Department staff present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Monique Taylor, Administrative Support

Other county staff present: None

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 Meeting Law.

Approve the agenda. Motion by Bob Almekinder, second by Mike Roach to approve the agenda. With all members present voting “aye”, the motion carried.

Public comments. Dan Butkus spoke in opposition of specified areas of Item #6, Ordinance Amendment #13-2022. Mr. Butkus also spoke in support of the remaining proposed changes of Item #6, Ordinance Amendment #13-2022.

Sign meeting minutes of March 16, 2022 and March 29, 2022 – Both minutes were approved in the meeting of April 6, 2022. Minutes of March 16, 2022 and March 29, 2022 were signed.

Approve meeting minutes of February 8, 2023. Motion by Bob Almekinder, second by Chair Holewinski to approve the meeting minutes of February 8, 2023. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Ordinance Amendment #13-2022 for Chapter 9, Article 1, Article 3, Article 9, and Article 10 of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing all aspects of Article 9, Shoreland Protection Provisions and Article 10 Definitions. The committee will also be discussing Article 1 General Provisions and Article 3 Zoning, Administrative Review, and Sanitary Permits. Mr. Jennrich presented and explained the new changes made from recommendations of committee in the meeting of February 8, 2023. Committee asked Mr. Jennrich to further explain the reason for the changes and to clarify the concerns relative to comments made by Dan Butkus in public comments. Motion by Mike Roach, second by Bob Almekinder to move to a public hearing with Ordinance Amendment #13-2022. With all members present voting “aye, the motion carried.

Discussion/decision/review regarding the Public Participation Plan (PPP) for amending Chapter 26, the Oneida County Comprehensive Land Use Ordinance. The committee will be forwarding the Resolution to the Oneida County Board of Supervisors. Mr. Jennrich presented and explained the changes made from recommendations of committee in the meeting of February 8, 2023. Motion by Mike Timmons, second by Bob Almekinder to forward the Public Participation Plan Resolution to the County Board. With all members present and voting “aye”, the motion carried.

Discussion/decision concerning Ordinance Amendment #6-2022 for Chapter 9, Article 7 of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing Article 7, General Performance Standards/Off-Street Parking and Loading/Sign Regulations, and Article 10 Definitions. Mr. Jennrich presented and explained the new changes made from recommendations of committee in the meeting of February 8, 2023. Motion by Mike Roach, second by Bob Almekinder to move to a public hearing with Ordinance Amendment #6-2022. With all members present voting “aye, the motion carried.

Discussion/decision concerning Ordinance Amendment #1-2023 for Chapter 9, Article 4 of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing Article 4, Conditional Uses and Structures/Home Occupations. The committee will also be discussing Article 10 Definitions. Mr. Jennrich presented and explained the pros and cons as well as the changes being proposed. Committee made comments to changes. Tabled. No action taken.

Discussion/decision concerning Chapter 9, Article 5, Section 9.58(H) Tourist Rooming House-Nontransferable of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing properties/permits that have transferred ownership and, more particularly, the associated fees. Mr. Jennrich explained the issues arising with ownership transfers and operation of Tourist Rooming Houses without permits/licenses. The committee agreed that after-the-fact fees be imposed if Section 9.58(H) is not followed and appropriate permits are not applied for and issued upon ownership transfers. Discussion only. No action taken.

Discussion/decision concerning Yearly Approval of Out-of-County Travel. Mr. Jennrich explained the proposal for the request for approval for any future expenses for licensure training. County Board Supervisor Bob Thome made a comment to the request as well. Motion by Chair Holewinski, second by Bob Almekinder to approve all out-of-county travel for licensure training, as long as it is within the budget. With all members present voting “aye”, the motion carried.

Discussion/decision – 2022 Year End Worker’s Compensation Report. Informational only.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Rezone Petition #16-2022 to rezone property from District #2, Single Family Residential to District #07, Business B-2 for properties described as: Lot 1 CSM 4829 and Lot 8, Block 43, Lakeside Park Addition including the adjacent extension of Lot 8 being part vacated Sobiesky Avenue, all being part of Government Lot 5, Section 6, T38N, R11E, (PIN’s TL 2136 & TL 2130) Town of Three Lakes, Oneida County Wisconsin.

Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published in the Northwoods River News on February 7 and 14, 2023. The Notice was posted on the Oneida County Courthouse Bulletin Board on February 2, 2023. A copy of the Proof of Publication is contained in the file. The Town of Three Lakes approved the rezone petition and the letter of approval from the

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Town is contained in the file. Members of the committee received email correspondence in support of the Rezone Petition #16-2022 from: Rich Schmidt. Members of the committee also received two (2) letters in opposition of Rezone Petition #16-2022 from: Jeannette Maney, et al. (Terry Maney, Scott and Melissa Wick, Al and Shannon Votis, and Duane and Colleen Bonack), and Kay Coates. Mr. Jennrich read the two (2) letters in opposition into the record. Mr. Schmidt was present at the meeting and requested to speak on his own regarding his email correspondence during the opening of public comment. All public correspondence received is contained in the file. Mr. Jennrich read the report into the record to the committee and went over the purpose of the rezone: “is to allow multi-family condominium development in the Three Lakes Sanitary District adding some much needed affordable family housing to the Town of Three Lakes”. Mr. Jennrich went over the uses of District #02 Single Family and District #7 Business B-2 and current zoning of the surrounding parcels referenced in Rezone Petition #16-2022.

Chair Holewinski opened the public portion of the public hearing.

Rich Schmidt spoke in support of the rezone.

Mark McCain spoke in support of the rezone.

Chair Holewinski clarified on the record that the current public hearing was solely for a rezone petition and not for a Conditional Use Permit (CUP).

Gerald Fults spoke in support of the rezone.

Dennis Meadow spoke in support of the rezone.

Jacqui Sharpe spoke in support of the rezone.

Scott Elsner spoke on Zoom in opposition of the rezone.

Jill Roth spoke on Zoom in support of the rezone.

Joshua Pike spoke with comments to the rezone.

Chair Holewinski closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Mike Roach to approve the Rezone Petition #16-2022. With all members present and voting “aye”, the motion carried.

Refunds. None.

Purchase orders, line item transfers, and bills. Motion by Mike Roach, second by Bob Almekinder to approve one (1) line item transfer and all bills as submitted. With all members present voting “aye”, the motion carried.

Approve future meeting dates. March 8, 22, and 29, 2023.

Public comments. None.

Future agenda items. As discussed.

Adjourn.

2:33 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

Chair, Scott Holewinski

Planning & Zoning Director, Karl Jennrich