

**ONEIDA COUNTY PLANNING & ZONING
MAY 7, 2008**

**1:00 P.M. REGULAR MEETING – COMMITTEE ROOM #2
2ND FLOOR ONEIDA COUNTY COURTHOUSE, RHINELANDER WI 54501**

Members present: Scott Holewinski, Chair
Larry Greschner
Ted Cushing
Frank Greb
(Absent: Charles Wickman)

Department staff present: Karl Jennrich, Zoning Director
Pete Wegner, Assistant Zoning Director
Kathy Ray, Land Use Specialist
Kim Gauthier, Secretary

Other County Staff: (None)

Guests Present: (See sign-in)

Call to order

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

Mr. Holewinski noted the agenda has been properly posted and the media notified.

Discussion/decision to approve the agenda

Motion by Frank Greb, second by Ted Cushing to approve the amended agenda. With all members present voting "ayes", the motion carried.

Approve regular, public hearing and Hastreiter on-site meeting minutes of March 19, 2008.

Motion by Larry Greschner, second by Scott Holewinski to approve the Hastreiter on site the regular and public hearing meeting minutes of March 19, 2008. With all members present voting "aye", the motion carried.

Preliminary 2-lot Certified Survey Map for Donald Walker on property described as part of Gov't Lot 1, Section 13, T39N, R6E, 9143 Stone Gate Place, PIN# MI 2195-1A, Town of Minocqua.

Kathy Ray, Land Use Specialist present along with Jim Rein, Surveyor who described the dividing of the parcel on the East side of the property.

Ms. Ray indicated the request meets the requirements as described, the soil is suitable, and town approved of the map based on state and county requirements and subject to driveway access approval.

Motion by Larry Greschner, second by Ted Cushing to approve the two lot certified survey map of Don Walker, Town of Minocqua, and agenda item number four with town and staff concerns. With all members present voting "aye", the motion carried.

Camping in Oneida County. The Committee will be deciding if staff should address long term camping.

Mr. Jennrich provided the Committee with a memo and draft ordinance language (Exhibit #1). Mr. Jennrich noted the language was previously discussed and went to a public hearing in 2007, when there was concern on the limited time proposed for camping, therefore, the issue was tabled until the overlay district matter was settled. Mr. Jennrich asked that the Committee discuss the issue again now that overlay districts have been eliminated.

Mr. Greschner presented pictures of a camper on a property in Woodruff that he is concerned about. Mr. Greschner indicated there is no well or septic on the property and it is believed that the unit is located on a drain field.

Kathy Ray indicated the septic is recorded after researching this issue.

Mr. Jennrich noted the present ordinance does not restrict the example in Woodruff as described by Mr. Greschner. Mr. Jennrich indicated this is allowed as long as the act of camping does not create a nuisance. Mr. Jennrich commented excess garbage or septic issues can be addressed under the current ordinance. Mr. Jennrich referred to other counties as an example.

Mr. Greschner commented he does not agree with the camper in Woodruff as described and informed staff that he does not agree with this being allowed and will make sure complaints come into the department.

Mr. Holewinski referred to the Ozaukee County ordinance as an example. Mr. Jennrich indicated he would need to discuss their ordinance with legal counsel before recommending.

Mr. Cushing and Mr. Holewinski indicated they agree with the language of Ozaukee County.

Motion by Ted Cushing, second by Larry Greschner to instruct staff to look into the definition of camping and consider adopting Ozaukee County's language (a, b, c) and have legal counsel review by the May 21st meeting. With all members present voting "aye", the motion carried.

Definition of structure/assessory structure. The Committee may be amending the definitions of structure and accessory structure.

Mr. Jennrich provided a copy of the definitions of structure, accessory structure and temporary structure (Exhibit #2).

Mr. Cushing indicated he does not agree with landscaping materials, etc. being defined as a structure and recommends the language be cleaned up on the items that are unreasonable.

Pete Wegner indicated the department has not enforced tree rings, etc. only retaining walls or those affecting erosion. Mr. Wegner recommended these items be addressed in some other location and continued discussing boathouses, blacktop and the definitions.

Committee discussion on structures and what is currently considered a structure.

Motion by Ted Cushing, second by Frank Greb to direct staff to review Article 10, Definition of Structure, Structure Accessory, Temporary Structure and come back before the Committee with language that cleans it up and eliminate the "tree rings, constructed of blocks or bricks, other improvements or any part of such structure, satellite dish". With all members voting "aye", the motion carried.

Clearinghouse Rule 07-100 relating to Private Onsite Wastewater Treatment Systems.

Mr. Jennrich discussed the memo and cost estimates provided (Exhibit #3). Mr. Jennrich indicated he gave testimony at the recent Wisconsin County Association, noting the provision has not passed yet and there may be directing Commerce to work with the County's.

Ordinance Amendment 1-2008, Section 13.62, Board of Adjustment. A Public Hearing was held on April 2, 2008 and this issue was tabled.

Mr. Jennrich referred to memo dated May 1, 2008 regarding amendment #1-2008. Mr. Jennrich recommends approval of the language and forward onto the County Board.

Motion by Larry Greschner, second by Ted Cushing to forward amendment #1-2008, Chapter 13.62 to the County Board and any amended changes to Chapter 17 to come back to the Zoning Committee at a later date. With all members present voting "aye", the motion carried.

Ordinance Amendment 4-2008, Section 9.91, Shoreland-Wetland Zoning (District 11). Ordinance Amendment 4-2008 was referred by the Oneida County Board of Supervisors to the Planning and Zoning Committee.

Mr. Jennrich provided a copy of a letter from the Wisconsin DNR dated May 5, 2008 (Exhibit #5) as read. Mr. Jennrich also provided a User's Guide to Wetland Inventory, and wetland maps as examples (Exhibit #6, #7, #8) showing inconsistencies between the planning commission maps and wetland maps. Mr. Jennrich indicated the DNR does not own the wetlands, they are privately owned. Mr. Jennrich recommends the amendment be sent to the County Board with the DNR letter.

Committee discussion on their recommendation that the county show wetlands, but noted concern that the planning commission shows areas that may not be developed.

Motion by Ted Cushing, second by Larry Greschner to forward ordinance amendment 4-2008 back to the County Board and adopt the wetland maps. With all members present voting "aye", the motion carried.

Discussion/decision of line item transfers, refunds, purchase orders and bills

Mr. Jennrich presented bills, refunds and purchase orders in the amount of \$1344.60 and \$922.90 (Exhibit #9 and #10).

Motion by Frank Greb, second by Ted Cushing to approve the bills and purchase orders as presented. With all members present voting "aye", the motion carried.

Mr. Jennrich presented statistics for January through April 2008 (Exhibit #11).

Recess for Public Hearing at 2:00 p.m.

Discussion/decision to approve future meeting dates

The following meetings are scheduled:

- May 21, 2008
- Add: May 28, 2008
- June 2, 2008 Subdivision Mtg.
- June 4, 2008

Mr. Jennrich asked to add a May 28th meeting as there are some emergency issues that need to be addressed.

Mr. Jennrich asked that Mr. Greb attend the 5/29/08 meeting at 1:00 p.m. with Attorney McEldowney regarding Adult Business ordinance.

Public comments

Chairman Holewinski asked if there was any public comment.

Dave Pearson, Tomahawk, commented on the camping discussion and indicated he does not agree that he can not camp on his property with acreage. Mr. Pearson noted he camps on his property with acreage and does not bother anyone. Mr. Pearson commented he agrees there should be rules, but has an approved septic/holding tank and supplied information regarding these types of transfer units. Mr. Pearson noted there are very few complaints and most of them are from Woodruff and not the majority of the county which could be affected by decisions on this ordinance. Mr. Pearson also commented that he is in the town of Minocqua and will be stuck with the town's requirements even though overlay districts are eliminated. Mr. Pearson noted a conditional use permit to allow camping would be ok, even though he doesn't believe he should pay a fee to camp on his own property. Mr. Pearson indicated at the last meeting there was no one against camping. Mr. Pearson also indicated he believes he should be able to store a camper on his property and cover it year round with out pulling the unit off like Ozaukee county. Mr. Pearson commented that he has followed all the rules for having a shed, a driveway permit, etc. and he should be able to have a camper on his property. Mr. Pearson asked that the Committee consider all this before making a fast decision. When asked, Mr. Pearson indicated he is zoned Forestry 1A. Mr. Pearson commented he has seen large expensive homes on Lake Minocqua along with a mobile home on a lot next to it and also reminded the Committee that there is a park model business in Minocqua.

Mr. Greschner commented he agrees with camping in Forestry, but not in single family.

Mr. Holewinski indicated there will be a public hearing if the ordinance changes.

Discussion/decision regarding future agenda items.

- Mr. Jennrich will call the Three Lakes Town Board and request a decision be made at their 5/20/08 meeting and made available to the Zoning Committee at their 5/28/08 meeting.
- ARP/CUP after the fact permits and fees.
- Camping.
- Letter advising towns to inform property owners of public hearings at the town level.

Adjourn

3:40 p.m. Adjourn meeting.

Motion by Ted Cushing, second by Frank Greb to adjourn. With all members present voting "aye", the motion carried.

Scott Holewinski, Chair

Karl Jennrich, Zoning Director