

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
AUGUST 10, 2016
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501**

Members present: Scott Holewinski, Mike Timmons, Dave Hintz, and Jack Sorensen

Members absent: Billy Fried

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

Other county staff present: Briand Desmond, Corporation Counsel

Guests present: See sign in sheet.

Call to order.

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

Approve the agenda.

Motion by Jack Sorensen, second by Dave Hintz 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. Construction of a garage with living quarters in the Town of Woodruff.
- b. Junkyard complaint in the Town of Sugar Camp.
- c. Closed session minutes of July 6, 2016 and July 20, 2016.

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

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

Motion by Jack Sorensen, second by Dave Hintz 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. **No action**
- b. **Motion by Jacks Sorensen, second by Dave Hintz to initiate a long form complaint.**
Aye: Unanimous
- c. **Tabled**

Public comments. **None**

Approve meeting minutes of June 22, June 29, and July6, 2016.

Motion by Dave Hintz, second by Jack Sorensen to approve the meeting minutes of June 22, June 29, and July 6, 2016 as submitted. With all members present voting “aye”, the motion carried.

Discussion of Act 55, 2015 Wisconsin Budget and the impacts to Chapter 9, The Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing amendments to Chapter 9, Article 9, Shoreland Zoning.

Pete Wegner provided the committee with three (3) handouts outlining changes

Page 17, line 746-475: Is the averaging language where an empty lot will equal 75’.

Page 23: Mitigation language. Permit with fee required. Photos to be submitted to monitor mitigation throughout the years.

Page 23 C: Mr. Wegner needs to clarify.

Page 23 D: Mitigation that applies to non-conforming.

7-9: are in the current ordinance.

E: These are the mitigation options that are required

LTE request for Zoning Technician II position – Minocqua Office.

Motion by Mike Timmons, second by Scott Holewinski to approve the LTE request as submitted. With all members present voting “aye”, the motion carried.

Refunds. **Motion by Scott Holewinski, second by Jack Sorensen to approve the refunds 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 purchase orders and bills as submitted. With all members present voting “aye”, the motion carried.

Approve future meeting dates: **August 17 and August 24, 2016.**

Public comments. **Bob Williams spoke.**

Future agenda items. **As discussed.**

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Josh Russart to lease the property for outdoor operations including Argo Tours, Wilderness education programs and rental of the existing cabin on the following described properties owned by Forest of Antlers: Part of Sections 26, 27, 28, 33, 34, and 35 all in T37N, R6E, (approximately 950 acres total), Town of Cassian. The specific parcel ID numbers are as follows: CA 396-1, 408, 409, 410, 411, 412, 413, 415, 416, 418, 419, 420, 421, 422, 424, 429, 432, 515, 516, 517, 518, 519, 520, 521, 528, 537, and 538.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published on July 26 and August 2, 2016. It was posted on the Oneida County Bulletin Board on July 21, 2016. The proof of publication is contained in the file.

Correspondence in the file:

Minutes of the Town of Cassian (not approved) meeting of April 12, 2016 and minutes of the Town of Cassian meeting of July 5, 2016 (not approved).

A letter from the Morrow's (neighbors), with concerns about the project.

Kathy Ray, Land Use Specialist, reviewed the project with the committee. If the committee finds the Generals Standards have been met Staff would suggest approval with the following conditions:

1. The project to substantially commence within 3 years from date of issuance.
2. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.
3. Proper permits to be obtained by WI DNR, as required, prior to Argo tours.
4. License for operation of a tourist rooming house applied for and approved by the Oneida County Health Department prior to operating.
5. May be subject to Town room tax requirements.
6. May be subject to State of Wisconsin sales tax requirements.
7. Parking to comply with 9.77 Oneida County Zoning and Shoreland Protection Ordinance as amended 3-4-2016.
8. Contact information of the management company and/or the owner must be posted in rental cabin visible from the outside.
9. Signage to comply with 9.78 Sign Regulations Oneida County Zoning and Shoreland Protection Ordinance as amended 03-04-2016 and proper permits to be obtained prior to placement.
10. Trash receptacle to be screened from view. Applicant to recycle waste material as required.
11. Additional port-a-potty to be placed at start of tours.

Chairman Holewinski opened the public portion of the public hearing.

Gail Winnie spoke.

Gene Real spoke

Charles Morrow spoke
Judy Morrow spoke
Josh Russart spoke
Representative from Forest of Antlers spoke

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

Motion by Jack Sorensen, second by Dave Hintz to table the Conditional Use Permit application by Josh Russart for additional information. With all members present voting “aye”, the motion carried.

Conditional Use Permit application by Erik Johnson to create 20-unit Multi-tenant office space in two (2) existing buildings on the following described property: Strausburg Heights Lot 9, Section 26, T39N, R6E, 7750 Hwy 51, PIN MI 5502, Town of Minocqua.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published on July 26 and August 2, 2016. It was posted on the Oneida County Bulletin Board on July 21, 2016. The proof of publication is contained in the file.

Correspondence in the file:

A letter from the Town of Minocqua, dated July 7, 2016, recommends approval of Conditional Use Permit #15-16 approving the CUP contingent upon meeting all County and State requirements.

Kathy Ray, Land Use Specialist, informed the committee that the owner applied for a multi-tenant sign for this property and the Department thought it only be right that they get approval for the multi-tenant use.

The agent, Erik Johnson, was present and in favor of the request. There was no one else present for or against the request.

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

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.
2. Signage to conform to 9.78 Sign Regulations Oneida County Zoning & Shoreland Protection Ordinance as amended 3-4-2016.
3. Additional tenants may be subject to apply for ARP/CUP prior to occupancy.
4. No outdoor displays, activity, or storage of any type allowed with this approval.
5. Dumpster to be screened from view. Applicant to recycle waste material as required.
6. May be subject to DOT review

Motion by Dave Hintz, second by Mike Timmons to approve the Conditional Use Permit as requested as the general standards have been met and with conditions suggested by Staff. With all members present voting “aye”, the motion carried.

Adjourn.

3:02 p.m. There being no further matters to lawfully come before the Committee, a motion was made by Mike Timmons, second by Scott Holewinski to adjourn the meeting. With all members present voting “aye”, the motion carried.

Chairman Scott Holewinski

Karl Jennrich
Planning & Zoning Director

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