

ONEIDA COUNTY PLANNING & ZONING
June 17, 2009 2:00 P.M.
PUBLIC HEARING – COMMITTEE ROOM #2
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski
Larry Greschner
Charles Wickman
Frank Greb
Ted Cushing

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

Other County Staff: (None)

Guests present: (See sign-in sheet)

Call To Order:

Chair, Scott Holewinski called the meeting to order at 2:00 p.m., in Committee Room #2, 2nd Floor Oneida County Courthouse, Rhineland, Wisconsin in accordance with the Wisconsin Open Meeting Law. Mr. Holewinski noted the agenda was properly posted, the media notified.

Approve the agenda

Motion by Larry Greschner, second by Ted Cushing to approve the agenda. With all members present voting “aye”, the motion carried.

Conditional Use Permit application of Richard Nitschke for a 50-stall farmers market and greenhouse on property described as part NW SE, Lot 1 CSM V6, P1520, Section 34, T39N, R6E, 7460 Hwy 51, PIN# MI 2502-2, Town of Minocqua.

Karl Jennrich, Zoning Director read the notice of public hearing into the record. Mr. Jennrich offered proof of publication from the Rhineland Daily News, published on June 2, 2009 and June 9, 2009, along with the Lakeland Times the week of June 1, 2009. The notice was posted on the Oneida County courthouse bulletin board May 28, 2009. The certified and first class mailing list was read into the record. Mr. Jennrich noted the notice recipient list was part of the record and available for review.

Mr. Jennrich indicated the following correspondence was received:

- Letter dated June 9, 2009 from the Town of Minocqua approving of the CUP for a farmers market only and forgoes the building of storage units and a dog boarding business at this time.

Ms. Ray provided a report of the proposal (PH Exhibit #1) potential future use within three years. Ms. Ray indicated any other future use would require a CUP. The general standards were provided and the following conditions are recommended:

1. Subject to conditions of CUP #08-596.

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2. The nature and extent of the conditional use shall not change from that described and approved in this Conditional Use Permit.
 3. Subject to Town review and recommendations that the vendors must “pack in and pack out” their vehicles, produce and waste, there is to be no parking on Hwy 51, and the feed store must be open during farmers market hours to provide restrooms facilities.
 4. Proper permits to be obtained prior to construction of greenhouse.
 5. Proper permits to be obtained as required prior to placement of any signage to advertise the farmers market.
 6. Follow-up inspection/review by staff in 3 months.

Mr. Holewinski asked if there was any public comment for or against the issue at hand (two times).

Joe Handrick, Town of Minocqua, commented that the town likes this project; however the biggest concern is that vendors come in and leave with all their belongings. The feed store must be open when the market is in operation as this is the only restroom facility. Mr. Handrick commented that he does not want them limited to two days per week.

Bob Winat, DOT, commented that this is a shared driveway and the owner needs to give approval for access. Mr. Winat indicated the owner is in Seattle, WA and the driveway approval is in process. The DOT may require an impact study of traffic use and will continue to address any issues as they arise.

Mr. Holewinski asked if the DOT is against the project.

Mr. Winat commented that he is present to explain this is a joint driveway and there may be modifications required by the landowners to the joint entrance.

No other public comments made.

Motion by Larry Greschner, second by Ted Cushing to approve the conditional use permit of Richard Nitschke for a 50 stall farmers market and eliminate the Wednesday and Saturday hours to whatever days are needed and encourage the DOT to approve the driveway permit with out cost to the tenants. Along with staff conditions and general standards having been met. With all members present voting “aye”, the motion carried.

Adjourn

2:23 p.m. Motion made by Frank Greb, second by Ted Cushing to adjourn the public hearing. With all members present voting “aye”, the motion carried.

Scott Holewinski, Chair

Karl Jennrich, Zoning Director