

ONEIDA COUNTY PLANNING & ZONING
September 2, 2009

2:00 P.M. PUBLIC HEARING – COMMITTEE ROOM #2
2ND FLOOR ONEIDA COUNTY COURTHOUSE, RHINELANDER WI 54501

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

Department staff present: Steve Osterman, Planning Manager
Nadine Wilson, Land Use Specialist
Kim Gauthier, Secretary

Other County Staff: (None)

Guests Present: Kevin Jenkins, Brad and Holly Goess, Bill Bandow, Josh Joslin.

Call to order.

Chair, Scott Holewinski called the meeting to order at 2:00 p.m., in accordance with the Wisconsin Open Meeting Law. Mr. Holewinski noted the agenda has been properly posted, the media notified.

Approve the agenda.

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

Conditional Use Permit Application of Joshua Joslin, owner to operate a plumbing and heating office with shop and outdoor storage of materials and equipment near the corner of Hwy 17 N and King Road on property described as part NW NE, Section 23, T38N, R9E, part of PIN# SU 307-1, Town of Sugar Camp

Mr. Holewinski excused himself due to a conflict of interest in the agenda item. Mr. Greb proceeded with the reading of the publication.

Steve Osterman, Planning Manager read the notice of public hearing into the record. Mr. Osterman offered proof of publication from the Rhinelander Daily News, published on August 18, 2009 and August 25, 2009. The notice was posted on the Oneida County courthouse bulletin board August 13, 2009. The certified and first class mailing list was read into the record. Mr. Osterman noted the notice recipient list was part of the record and available for review.

Mr. Osterman indicated the following correspondence was received:

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- Letter from the Town of Sugar Camp dated 7/21/09 approving the CUP.

Mr. Joslin was present and noted the DOT access was granted off King Road only.

Ms. Wilson provided a report of the proposed project noting the general standards have been supplied. Ms. Wilson indicated only the edge corner is zoned and the rest of the property is not zoned. Ms. Wilson noted the department recommends approval with the following conditions:

1. Project must be commenced within three years of permit issuance date.
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. Any hazardous materials/chemicals shall be used, stored and/or disposed of in accordance with State and Federal regulations.
4. No outside storage of salvaged equipment permitted with this permit approval.
5. Floor drains in shop area must be code compliant
6. Outdoor lighting shall be directed downward and shielded from above. Care should be taken to prevent light pollution.
7. Signage in accordance with Oneida County Zoning and Shoreland Protection Ordinance.
8. No Hwy 17 access without proper permits from the Wisconsin Department of Transportation.
9. Storm water runoff contained on property and not directed toward highway 17 or neighboring properties.
10. Outside storage of items used for business to be kept in areas shown on site plan.
11. Zoning Permit w/ State approved plans to be submitted and approved.

Mr. Greb asked if there was any public comment for or against the issue at hand.

Jim Lillis, "good luck."

Motion by Larry Greschner, second by Ted Cushing to approve the conditional use permit of James Joslin, Town of Sugar Camp, agenda number three with staff conditions and the general standards having been met. With all members present voting "aye", the motion carried.

Rezone Petition #19-2008 of George Heiner, owner, William Bandow agent to rezone lands from District #11 Shoreland Wetland to District #10, General Use for property located in part of Gov't Lot 1 and 5, Section 12, T36N, R8E, Town of Crescent PIN# CR 162-3. Said property is depicted on Genisot and Associates drawing #104360. This property was formerly known as the Rose Bud Bar.

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Mr. Osterman indicated there was no correspondence received. The town approved the rezone on November 12, 2008 and the DNR approved with impact study. Mr. Osterman noted the only changes are to the wetland area and the general use as shown on the map and report provided (PH Exhibit #2).

Motion by Larry Greschner, second by Ted Cushing to waive reading of the remaining description. With all members present voting “aye”, the motion carried.

Mr. Greb noted there are no members of the public present to respond.

Motion by Ted Cushing, second by Larry Greschner to approve rezone petition #19-2008 of George Heiner, owner and William Badow agent to rezone the wetland area to general use and forward onto the county board for approval. With all members present voting “aye”, the motion carried.

Adjourn

Time: 2:20 p.m.

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

Scott Holewinski, Chair

Steve Osterman, Planning Manager