

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
MARCH 3, 2021
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501**

Members present: Mike Timmons, Jack Sorensen (arrived late), Ted Cushing, Bob Almekinder, and
Via Zoom: Scott Holewinski

Members absent: None

Department staff present: Karl Jennrich, Director; Scott Ridderbusch, Land Use Specialist;
Deanna Tushoski, Administrative Support
Via Zoom: Carla Blankenship, Land Use Specialist; Keith Cohrs,
Zoning Technician

Other county staff present: Brian Desmond, Corporation Counsel (via Zoom)

Guests present: See sign in sheet.

Call to order.

Chair Timmons called the meeting to order at 12:30 p.m. in accordance with the Wisconsin Open Meeting Law.

Approve the agenda. Motion by Ted Cushing, second by Bob Almekinder 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, §19.85 (1)(f), for purposes of considering financial, medical, social, or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of specific charges, which, if discussed in public would likely have an adverse effect on the reputation of the person referred to in such data. A roll call vote will be taken to go into closed session.

a. Personnel issue-investigation

Motion by Ted Cushing, second by Bob Almekinder to go into closed session. Aye: Unanimous.

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

Motion by Ted Cushing, second by Bob Almekinder to return to open session. Aye: Unanimous.

Announcement of any action taken in closed session. No action taken.

Public comments. None.

Planning and Development

Approve meeting minutes of February 17, 2021. Motion by Ted Cushing, second by Jack Sorensen to approve the meeting minutes of February 17, 2021. With all members present voting “aye”, the motion carried.

Preliminary Fifth Addendum to the recorded Clearwater Lake Club Condominium submitted by Maines & Associates, Greg Maines, surveyor for the following described vacant land units: Units 28 & 29 (TL 3637, TL 3638), and Units 66, 67, and 68 (TL 3675, TL 3676, & TL 3677) of the Clearwater Lake Club Condominium, being located in part of the NW-NE, Section 23, and parts of the SW-NW and SE-NE, Section 23, & part of the SW-NW, Section 24, T39N, R10E, Town of Three Lakes. Mr. Jennrich gave background information of the addendum.

Scott Ridderbusch, Land Use Specialist read the town response:

The Town of Three Lakes approved the above described preliminary Fifth Addendum to the recorded Clearwater Lake Club Condominium as presented.

The proposed conditions are as follows:

1. Subject to amended declarations be recorded.
2. Future amendments addendums be reviewed and approved by the Planning and Zoning Department prior to recording.
3. Obtain all applicable zoning permits for future development.

Motion by Jack Sorensen, second by Ted Cushing to approve the preliminary plat subject to conditions presented. With all members present voting “aye”, the motion carried.

Discussion/decision concerning 9.51 Condominiums of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing amendments to Condominiums Plats and Declarations. Mr. Jennrich stated that currently any changes to condominiums, no matter how small, are required to be reviewed by the committee. Staff is proposing making changes to the ordinances requirements of section 9.51 so that minor changes only need to be reviewed by staff instead of the committee; significant changes would still go to committee for approval.

Motion by Ted Cushing, second by Jack Sorensen to direct staff to review section 9.51 of the Oneida County Zoning and Shoreland Protection Ordinance and bring ordinance language back to the committee for review. With all members present voting “aye”, the motion carried.

Discussion/Decision concerning Conditional Use Permit application by James L. Rein, applicant, Bayview Motel, LLC, owner, to construct an eight unit multi-family dwelling on the following described properties; Part of Government Lot 6, Section 11, T39N R6E, PINs# MI 2179-32 and MI 2179-33, Town of Minocqua. Informational only, no action taken.

Discussion/decision concerning Private Onsite Wastewater Treatment Systems (POWTS) Fee Schedule. Mr. Jennrich stated that with updating technology types of systems are blending together making it difficult for staff to distinguish the fee that should be charged for the system. The proposed changes will make alternate design: mound at-grade, at-risk facilities, in-ground pressure, holding tanks, drip irrigation, pretreatment units, sand filters, aerobic treatment units, etc. all one fee. It also updates the cost for reconnect/repairs and existing POWTS evaluation submittal for “55” record. If approved, the yearly POWTS Maintenance Fee will also be added.

Motion by Jack Sorensen, second by Ted Cushing to approve the changes to the POWTS fee schedule and to forward onto the county board. With all members present voting “aye”, the motion carried.

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Discussion/decision Chapter 15, The Oneida County Subdivision Ordinance. The committee will be reviewing changes proposed by staff. Mr. Jennrich summarized the changes being recommended by staff. Informational only, no action taken.

Resolution for Ordinance Amendment #8-2020 for Chapter 9, Section 9.58 Tourist Rooming House of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be reviewing the resolution to forward to the Oneida County Board of Supervisors. Motion by Jack Sorensen, second by Mike Timmons to approve Resolution for Ordinance Amendment #8-2020 for Chapter 9, Article 5, Section 9.58, Tourist Rooming House, of the Oneida County Zoning and Shoreland Protection Ordinance and forward to the Oneida County Board of Supervisors. With all members present voting “aye”, the motion carried.

Discuss/decision/prioritization of 2021 Oneida County Planning and Zoning Department projects. Discussion only.

Refunds. There is a request. Motion by Jack Sorensen, second by Ted Cushing to approve the refunds as requested. With all members present voting “aye”, the motion carried.

Purchase orders, line item transfers, and bills. Motion by Ted Cushing, second by Jack Sorensen to approve the bills and line item transfers as submitted. With all members present voting “aye”, the motion carried.

Approve future meeting dates. March 17, April 7 and April 21, 2021.

Public comments. None.

Future agenda items. Response from legislators.

Recess called at 1:47 p.m.
Return from recess at 2:00 p.m.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Ordinance Amendment #1-2021 authored by the Planning and Development Committee to amend Chapter 13, Article 3, Section 13.37 Permit Fees of the Oneida County Private Onsite Wastewater Treatment Systems Ordinance. Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on February 16 and February 23, 2021. A copy of the proof of publication is contained in the file. It was posted on the Courthouse bulletin board on February 11, 2021.

Correspondence in the file includes the following, which Mr. Jennrich read into the record:

- Matt Janzen, DSPS (no comments)
- Town of Little Rice (opposed to the charge)
- Town of Pine Lake (opposed to the charge)

The ordinance change reads as follows:

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As allowed by Wis. Stats. §145.20 (4), each owner of a POWTS shall annually be charged a fee per POWTS for the record keeping attributable to the inventory and tracking of the pumping and maintenance of each POWTS. The annual fee shall be included on the property owner's property tax bill as a special charge.

Chair Timmons opened the public portion of the hearing.

There was no public comment.

Chair Timmons closed the public portion of the hearing.

Motion by Ted Cushing, second by Jack Sorensen to approve Ordinance Amendment #1-2021 for Chapter 13, Article 3, Section 13.37, Permit Fees, of the Oneida County Private Onsite Wastewater Treatment Systems Ordinance and forward to the Oneida County Board of Supervisors. With all members present voting "aye", the motion carried.

Adjourn.

2:07 p.m. There being no further matters to lawfully come before the committee, Chair Timmons adjourned the meeting.

Chair, Scott Holewinski

Planning & Zoning Director, Karl Jennrich