

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
APRIL 21, 2021
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski, Jack Sorensen, Ted Cushing, Bob Almekinder, Mike Timmons

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

Other county staff present: Michael Fugle, Corporation Counsel

Guests present: See sign in sheet.

Call to order.

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

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

Public comments.

Connie Anderson spoke in opposition of item #5 on today’s agenda.
David Holperin spoke in opposition of item #5 on today’s agenda.

Approve meeting minutes of April 7, 2021. Motion by Jack Sorensen, second by Ted Cushing to approve the meeting minutes of April 7, 2021. With all members present voting “aye”, the motion carried.

Discussion/decision regarding Conditional Use Permit application by JBM Howard Companies, Inc. applicant/proposed owner, to develop and operate a waste transfer facility on the following property described as being: Part of the NW-NW, Section 1, and part of the NE-NE, Section 2, T36N, R8E, PIN CR 6-A, 3611 Highway 47, Town of Crescent. Motion by Scott Holewinski, second by Ted Cushing to extend the timeframe for review to 180 days pursuant to 9.42(C)(1). With all members present voting “aye”, the motion carried.

Motion by Mike Timmons, second by Ted Cushing to postpone JBM Howard Conditional Use Permit application until May 5, 2021. With all members present voting “aye”, the motion passed.

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Discussion/decision concerning Outlot zoning restriction release contained within Lot 1 CSM 5030, being a part of Lot 8 and Outlot A, Vaculik's Crescent Lake Sanctuary Plat, Section 4, T39N, R6E, Town of Woodruff. Motion by Ted Cushing, second by Bob Almekinder to remove the zoning restriction on Outlot A and Outlot B since Outlot A and Outlot B are already combined with existing buildable parcels. With all members present voting "aye", the motion carried.

Discussion/decision concerning Preliminary First Addendum to the recorded Big North Condominium submitted by Maines & Associates, Greg Maines, surveyor, and further described as being: Part of Government Lot 3, Section 28, T38N, R11E, TL 3425 thru TL 3429, Town of Three Lakes. Motion by Mike Timmons, second by Jack Sorensen to approve Preliminary First Addendum to the recorded Big North Condominium. With all members present voting "aye", the motion passed.

Discussion/decision concerning 9.58 Tourist Rooming House, specifically related to 9.58(D)(3)(a) minimum six (6) consecutive day rental requirement in certain zoning districts. The committee will be reviewing correspondence from the Three Lakes Chamber of Commerce. Discussion only, no action taken.

Discussion/decision concerning 9.94 (AA) Relaxation of Standards for Persons with Disabilities, specifically related to 9.94 (A)(5) and 9.94 (D)(5) walkways and lifts. Discussion only, no action taken.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Steve Skoug, d/b/a AMSSDA, LLC, owner, proposes to add 30 camping sites to the existing Harbor Campground located on the following described property: Part of Government Lot 6, Section 9, T38N, R11E, PIN #TL 478, 1021 Highway 32, Town of Three Lakes. Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on April 6 and April 13, 2021. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on April 1, 2021. Correspondence in the file includes the following, which Mr. Jennrich read into the record:

Town of Three Lakes (Town Board approved the conditional use permit)

Scott Ridderbusch read the conditions in the report to the committee.

If the applicant has met or agrees to meet to all the requirements and condition of permit issuance, staff would suggest the following conditions be placed on the CUP:

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 (including the revisions listed above).
2. Subject to the provisions of 9.53 Campgrounds of the Oneida County Zoning and Protection Ordinance.
3. Subject to Oneida County Health Department approvals and licensing for the campground expansion.
4. Parking to comply with 9.77 Off-Street Parking and Loading Space and 9.53 (D) of the Oneida County Zoning and Shoreland Protection Ordinance.
5. Sanitary permit required for the new POWTS.

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6. Proper permits be obtained prior to construction (Town/County/State).
7. If any future campground expansion shall be subject the requirements of the Oneida County Zoning & Shoreland Protection Ordinance.

Chair Holewinski opened the public portion of the hearing.

Chair Holewinski closed the public portion of the hearing.

Motion by Jack Sorensen, second by Mike Timmons to approve the conditional use permit application with the conditions presented. With all members present voting “aye”, the motion carried.

Discussion/decision regarding forwarding a rezone denial report to the Oneida County Board of Supervisors for property described as SW NW, Section 27, T37N, R10E, PIN ST 411, ST 411-1, ST 411-3, ST 411-4 and ST 411-5, Town of Stella. Motion by Ted Cushing, second by Jack Sorensen to approve the rezone denial report and forward to 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. Informational only.

Refunds. There is one request.

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

Approve future meeting dates. May 5, May 19, and June 2, 2021

Public comments. None

Future agenda items. As discussed.

Adjourn.

2:31 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

Chair, Scott Holewinski

Planning & Zoning Director, Karl Jennrich