

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
NOVEMBER 16, 2022
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski, Bob Almekinder, Mike Timmons, Tom Ryden, via ZOOM and Mike Roach arrived late.

Members absent: None

Department staff present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Carla Blankenship, Land Use Specialist and Julie Petraitis, Program Assistant

Other county staff present: None

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 Mike Timmons, second by Bob Almekinder to approve the agenda. With all members present voting “aye”, the motion carried.

Public comments. Karl read an email from Dan Butkus into the record regarding changes to Chapter 9 (item #7).

Approve meeting minutes of November 2, 2022. Motion by Bob Almekinder, second by Mike Timmons to approve the meeting minutes of November 2, 2022. With all members present voting “aye”, the motion carried.

Discussion/decision concerning grading within 35’ of OHWM and dwelling on property described as art SW SE, Section 34, T36N, R6E, 1930 Robinson Road, PIN NO 814, Town of Nokomis. Motion by Mike Timmons, second by Bob Almekinder to table this item as the Planning and Zoning Department is working with the owners to resolve the issue.

LaCanne’s Resort on Swamp Lake on property described as part Government Lot 1 and 11, Section 6, T36N, R6E, PIN NO 83 and NO 83-3, Town of Nokomis. The committee will be discussion the provisions of section 9.52 – Mobile Home, Manufactured Home and House Trailer Parks and section 9.53 – Campgrounds and Recreational Vehicle Parks of the Oneida County Zoning and Shoreland Protection Ordinance. Mr. Jennrich stated that this parcel is in the Town of Nokomis off of Swamp Lake Rd. The owners recently purchased the resort and it is currently

a licensed mobile home park. There are approximately six (6) to eight (8) mobile homes close to Swamp Creek. Mr. Jennrich believes there are old permits for the mobile homes, which are legal pre-existing. The new owners want to freshen and clean the property up. They would like to have recreational vehicles as well. Discussion only.

Discussion/decision concerning Section 9.36, Administrative Review Permits; Section 9.40, Conditional Uses; Section 9.41, Application for CUP; Section 9.42, CUP Application Review Process; Section 9.43, Home Occupations; and Section 9.20, Zoning Districts. The committee will be discussing all aspects of permitted, administrative and conditional uses.

The committee was provided the current Conditional Use Permit application and the proposed Conditional Use Permit application for review. Mr. Timmons stated that this is on the agenda as a result of a previous meeting. The question came up as to why Oneida County has so many forms.

Mr. Almekinder requested that at the next meeting staff go through the permit process, step-by-step. Discussion was held on electronic filing of permits.

The committee asked for a few changes on the proposed amended application.

Discussion was held on including the nine (9) standards of approval.

Motion by Bob Almekinder, second by Mike Timmons to approve the amended form with the changes discussed. With all members present voting “aye”, the motion carried.

Discussion/decision concerning 9.58, Tourist Rooming House, The committee will be reviewing the proposed renewal form. The committee was provided the proposed renewal form for Tourist Rooming House. There was one change needed. Motion by Bob Almekinder, second by Mike Timmons to approve the proposed form with the change discussed. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Granicus contract regarding mobile permitting, compliance monitoring, and 24/7 hotline.

Tabled.

Discussion/decision concerning ordinance amendment for Chapter 9, Article 9 and Article 10 of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing all aspects of Article 9, Shoreland Protection Provisions and Article 10, Definitions.

Mr. Jennrich stated that these are changes that came about from the last meeting or changes that he requested; they are highlighted and the committee discussed the changes. Mr. Jennrich stated that this is a work in progress. Staff and Counsel have not reviewed the proposed changes. Staff will come back with more diagrams and definitions along with Vilas and Lincoln County’s ordinance. Discussion only.

2:38 p.m. Chair Holewinski excused himself.

Discussion/decision concerning refund request for after-the-fact fees for zoning permit on property described as Lot 1 CSM 6287, Section 2, T39N, R8E, PIN NE 940, Town of Newbold.

Mr. Jennrich stated that the owner began construction of mini storage units without benefit of a Zoning Permit. He did have an Administrative Permit. He applied for the Zoning Permit, but did not have the State approved plans submitted. Staff was waiting for that in order to issue the Zoning

Permit. Motion by Bob Almekinder, second by Mike Roach to refund all but \$900. With all members present voting “aye”, the motion carried.

Discussion/decision concerning attendance to 2022-2023 North East Wisconsin County Code Administrators meetings. Mr. Jennrich stated that this group meets the first Friday of each month. He is requesting him and/or other staff to attend the meetings. They are one day meetings. Motion by Bob Almekinder, second by Mike Roach to approve the attendance at the meetings as requested. With all members present voting “aye”; the motion carried.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Rezone Petition #14-2022 authored by James Rein, applicant, Island City Estates LLC, owner, to rezone property from District #3 Multiple Family to District #7 Business B-2 for properties described as being Lot 1, CSM 2868, being parts of Government Lot 2, SW NE, NW SE, Section 10, T39N, R6E, PIN MI 2166-17, Town of Minocqua. Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published on November 1 and November 8, 2022. Proof of publication is contained in the file. It was posted on the Oneida County bulletin board on October 27, 2022. Correspondence in the file includes a letter from the Town of Minocqua recommending approval and an email from Cathy Bosaki in opposition to change in zoning. The owner wishes to change the zoning for the development of residential housing. Mr. Jennrich stated that the property is on sewer and water. Mr. Jennrich stated that a separate Conditional Use Permit (CUP) will be required.

Mr. Rein, agent, informed the committee that in 2010 the Multiple-family zoning district., on City sewer and water, allowed for as many units to be put in that could fit as long as the parking requirements were met. The County changed the requirements since then. The Business District, B-2, allows for what they want to do.

Chair Holewinski opened the public portion of the public hearing. There was nobody that spoke for or against the Rezone request. Chair Holewinski closed the public portion of the public hearing.

Motion by Mike Timmons, second by Tommy Ryden to approve the Rezone request and forward to the Oneida County Board of Supervisors. With all members present voting “aye”; the motion carried.

Conditional Use Permit application by Brett Nastala, agent and acting owner of Nastala Properties LLC, proposes to use the property for service and sales of cars and boats, as well as indoor storage on the following described properties: Part of Government Lot 2, Lots 1, 2 & 3 of CSM 110, Section 9, T39N, R6E, PIN MI 2146-5, MI 2146-9 and MI 2146-10, Town of Minocqua.

Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published on November 1 and November 8, 2022. Proof of publication is contained in the file. It was posted on the Oneida County bulletin board on October 27, 2022. Correspondence in the file includes a letter from the Town of Minocqua recommending approval. Carla Blankenship, Land Use Specialist, read her report into the record. If the committee feels the applicant has met or agrees to meet all the requirements and conditions of this Conditional Use Permit, 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.

2. If a floor drain is present, the applicant is required to show the WDNR they are running a “clean shop” that no oils, greases are going into the OWTS or redesign and get a non-domestic holding tank for the floor drain.
3. Signage to comply with 9.78, Sign Regulations, of the Oneida County Zoning and Shoreland Protection Ordinance.
4. Outdoor storage, display and vehicles for sale shall be confined to the area designated on the site plan.
5. Parking to comply with 9.77, Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
6. Lighting, if installed, be downcast and shielded from above.
7. Dumpster(s) if use, must be screened from view, applicant to recycle waste materials as required.
8. Future tenants/applicants subject to ARP/CUP, as needed.

Discussion was held on the properties being combined and the ingress/egress for the properties.

Chair Holewinski opened the public portion of the public hearing.
 Brett Nastala, owner, was present and spoke in favor of the project.
 Chair Holewinski closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Mike Roach to approve with the conditions suggested by staff and DOT approval for access of Hwy 70. With all members present voting “aye”; the motion carried.

Refunds. There are no requests.

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

Approve future meeting dates. November 30, December 14 and 28.

Public comments. There were no public comments.

The committee was provided the current Conditional Use Permit application and the proposed Conditional Use Permit application for review. Mr. Timmons stated that this is on the agenda as a result of a previous meeting. The question came up as to why Oneida County has so many forms.

Mr. Almekinder requested that at the next meeting staff go through the permit process, step-by-step.

Discussion was held on electronic filing of permits.

The committee asked for a few changes on the proposed amended application.

Discussion was held on including the nine (9) standards of approval.

Motion by Bob Almekinder, second by Mike Timmons to approve the amended form with the changes discussed. With all members present voting “aye”, the motion carried

Future agenda items. As discussed.

Adjourn.

3:13 p.m. There being no further matters to lawfully come before the committee, Vice-Chair Timmons adjourned the meeting.

Chair, Scott Holewinski

Planning & Zoning Director, Karl Jennrich

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