

ONEIDA COUNTY PLANNING AND DEVELOPMENT COMMITTEE

July 3, 2013

1:00 p.m. Regular Meeting

2:00 p.m. Public Hearing

Committee Room #2, Oneida County Courthouse

Rhinelander WI 54501

Members present: Chairman Scott Holewinski
Dave Hintz
Jack Sorensen
Mike Timmons
Gary Baier

Department staff present: Karl Jennrich, Zoning Director
Lila Dumar, Secretary III

Guests present: Bob Mott

Chairman Scott Holewinski called the meeting to order at 1:00 pm, in accordance with the Wisconsin Open Meeting Law. All members are present.

Approve the agenda.

Motion by Jack Sorensen, second by Dave Hintz, to approve the agenda. With all members voting "aye", the motion carried.

Public comments.

None.

Approve meeting minutes of May 29, 2013.

The May 29, 2013 meeting minutes will be brought back to a future meeting for approval.

Approve meeting minutes of June 5, 2013.

Motion by Jack Sorensen, second by Dave Hintz, to approve the meeting minutes of June 5, 2013 as presented. With all members voting "aye", the motion carried.

Approve meeting minutes of June 19, 2013.

Motion by Dave Hintz, second by Jack Sorensen to approve the meeting minutes of June 19, 2013. With all members voting "aye", the motion carried.

Chapter 20, Floodplain Ordinance. The Committee will be discussing the newly adopted Floodplain Ordinance.

Karl Jennrich, Zoning Director, discussed the floodplain ordinance with the Committee. Oneida County had been suspended from the Flood Insurance Program due to the fact that the new ordinance did not comply with FEMA requirements. This has now been taken care of.

Karl Jennrich, Zoning Director, discussed the digitized floodplain maps. Lending institutions have been reviewing the digitized maps and the result is that homeowners are being required to obtain floodplain insurance, even though they are not in floodplain. The homeowners then need to go through a process in order to have this corrected. (Out As Shown). Some homeowners were actually located in floodplain all along, but the old maps did not show it that way and it was picked up on the new digitized maps when they were adopted.

Discussion only. No action was taken.

Private Onsite Wastewater Treatment Systems discharge to surface waters or ground surface.

Karl Jennrich, Zoning Director, stated that this is not allowed in the State of Wisconsin. Therefore, this is not an issue for Oneida County. No changes to the POWTS ordinance are needed.

Line item transfers, purchase orders and bills.

Purchase Orders: \$542.01
Bills: \$1,457.21

Motion by Jack Sorensen, second by Mike Timmons to approve the purchase orders and bills. With all members voting "aye", the motion carried.

Refunds.

James Kiedrowski – refund \$25.00 for an overpayment in fees

Motion by Scott Holewinski, second by Jack Sorensen to approve the refund as presented. With all members voting "aye", the motion carried.

Approve future meeting dates: July 8 – 9.98, 9.99 and Boathouses and July 17, 2013

The Committee confirmed the meeting dates as listed.

Public comments.

None.

Future agenda items.

None.

Section 9.20 Zoning Districts.

Karl Jennrich, Zoning Director; Kathy Ray, Land Use Specialist; and Nadine Wilson, Land Use Specialist reviewed Section 9.20 beginning with Section 9.25 Recreational (District #05). The Committee reviewed the changes proposed by staff.

Discussion only. No action was taken.

2:00 PM CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit Application of Susan Hartzheim to allow outdoor activities as follows: outdoor sales of retail items year round, seasonal outdoor market, indoor coffee shop/deli with indoor/outdoor seating, indoor/outdoor arts & workshops, and occasional outdoor professional dog training on property owned by Erwin Teichmiller on property described as Village of Minocqua Lot 1 Blk 11, Section 14, T39N, R6E, 443 Chicago Ave. E, PIN #MI 3382, Town of Minocqua.

The notice was published in the Northwoods River News on June 19th & June 28, 2013. The proof of publication is contained in the file. The notice was posted on the Oneida County Courthouse bulletin board on June 13, 2013. The mailing list was also read into the record.

Correspondence in file: Correspondence from the Town of Minocqua dated June 14, 2013 in support of the Conditional Use Permit application contingent on exclusion of the dog training use; limit the number of vendors on the street side to the amount presented; no sales on the sidewalk; all county and state regulation being met.

Kathy Ray, Land Use Specialist, reviewed the conditional permit application with the committee. Susan Hartzheim, owner of What's Up North resale store for outdoor use of yard space. Ms. Hartzheim recently obtained an ARP to relocate her store to this location. She is now interested in expanding her business to include a coffee shop/deli with indoor/outdoor seating, outdoor sales year round and a seasonal outdoor market for vendors, and indoor/outdoor arts and workshops. Ms. Hartzheim's original request included outdoor professional dog training on occasion. However, the Town Board recommended exclusion of this use and Mr. Hartzheim has agreed to do so. Ms. Hartzheim proposed 5 vendor tables along Chicago Ave and 3 vendor tables along the intersection of Menomonee St and Park Avenue. Parking requirements have been met.

The applicant has submitted the General Standards for Approval of the CUP and the Committee was supplied a copy. If the Committee finds the standards have been met and recommends approval of this application, staff would suggest the following conditions e placed on the CUP.

1. The nature and extent of the use shall not change from the described and approved in this Conditional Use Permit Application.
2. Town of Minocqua review/recommendations.
3. Signage to conform to 9.78 Oneida County Zoning and Shoreland Protection Ordinance as amended 9-28-12.
4. Outdoor professional dog training is not part of this approval
5. No outdoor sales, displays or storage in road right-of-way or sidewalks.
6. No accumulation of junk or debris allowed.
7. Subject to Department of Health review and approval prior to any food service.

2:08 pm Chairman Scott Holewinski asked if anyone wished to speak for or against the conditional use permit of Susan Hartzheim. No one came forward.

2:09 pm Chairman Scott Holewinski asked again if anyone wished to speak for or against the conditional use permit of Susan Hartzheim. No one came forward.

2:09pm Chairman Scott Holewinski closed the public hearing. No further public comment will be accepted.

Motion by Jack Sorensen, second by Mike Timmons to approve the conditional use permit application of Susan Hartzheim subject to the general standards having been met; and subject to the conditions of the Town of Minocqua and staff. With all members voting "aye", the motion carried.

Conditional Use Permit Application by Steven Zajicek to fabricate, manufacture and sell fiberglass trailers on property described as part SE NW and part Gov't Lot 2, formerly Lot 2 CSM V3 P850, n/k/a Lot 2 CSM V12 P2866, Section 8, T39N, R6E, 8644 Curtis Lake Dr., PIN MI 2130-12, Town of Minocqua.

The notice was published in the Northwoods River News on June 19th & June 28, 2013. The proof of publication is contained in the file. The notice was posted on the Oneida County Courthouse bulletin board on June 13, 2013. The mailing list was also read into the record.

Correspondence in file: Letter from the Town of Minocqua dated June 14, 2013 in support of the Conditional Use Permit application contingent on the dumpster being screened from Highway 70 West and Curtis Lake Road and all County and State requirements are met.

Kathy Ray, Land Use Specialist, reviewed the conditional permit application with the committee. This is a request to change the use of any existing personal garage/workshop into a business use to fabricate, manufacture and sell fiberglass enclosed trailers intended to be used for motorcycles and small cars to pull behind. Mr. Zajicek is working with State Building Inspector, Daniel Shanahan to gain the necessary approvals.

There will be no outdoor inventory or operations and the goal is to produce one (1) trailer per week. Hours of operation will be 7am to 5 pm Monday – Saturday. The sanitary system was approved and installed under #12-306. The system was sized as a personal garage with a bathroom. Sizing requirements differ for commercial structure and will be reviewed for compliance for this change of use.

Parking requirements have been met.

The applicant has submitted the General Standards for Approval of the CUP and the Committee was supplied a copy. If the Committee finds the standards have been met and recommends approval of this application, staff would suggest the following conditions e placed on the CUP.

1. This project is commenced within 3 years from the date of issuance.
2. The nature and extent of the use shall not change from the described and approved in this Conditional Use Permit Application.
3. Town of Minocqua review/recommendations
4. Subject to regulatory storage and disposal of acetone or other hazardous materials use.
5. Construction of a dumpster enclosure requires a zoning permit.
6. No outdoor sales or displays required with this permit.
7. Signage to conform to 9.78 Oneida County Zoning and Shoreland Protection Ordinance as amended 9-28-12.
8. If exterior lighting is installed, it must be downcast and shielded from above.
9. Dumpsters must be screened from view. Applicant to recycle waste material as required. No accumulation of junk or debris on the outside of the building allowed.

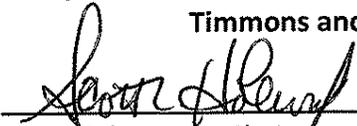
2:16 pm Chairman Scott Holewinski asked if anyone wished to speak for or against the conditional use permit of Susan Hartzeim. No one came forward.

2:16 pm Chairman Scott Holewinski asked again if anyone wished to speak for or against the conditional use permit of Susan Hartzeim. No one came forward.

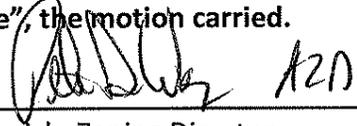
2:19 pm Chairman Scott Holewinski closed the public hearing. No further public comment will be accepted.

2:21 pm **Motion by Jack Sorensen, second by Mike Timmons to approve the conditional use permit application of Steve Zajicek subject to the general standards having been met; and subject to the conditions of the Town of Minocqua and staff. With all members voting "aye", the motion carried.**

2:22 pm **The meeting was adjourned on a motion by Jack Sorensen and second by Mike Timmons and with all members voting "aye", the motion carried.**



Scott Holewinski, Chairman



Karl Jennrich, Zoning Director