

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
AUGUST 19, 2015
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501**

Members present: Scott Holewinski, Billy Fried, Mike Timmons, Dave Hintz and Jack Sorensen

Members absent: None

Department staff present: Karl Jennrich, Zoning Director; Kathy Ray, Land Use Specialist; Scott Ridderbush, Land Use Specialist and Julie Petraitis, Program Assistant

Other county staff present: None

Guests present: See sign in sheet.

Call to order.

Chairman Scott 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 Dave Hintz 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, Section 19.85 (1)(g), conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. A roll call vote will be taken to go into closed session. **Motion by Dave Hintz, second by Jack Sorensen to go into closed session. On roll call vote: Jack Sorensen, “aye”; Scott Holewinski, “aye”; Mike Timmons, “aye”; Billy Fried, “aye”; and Dave Hintz, “aye”.**

- a. dilapidated structure in Town of Nokomis
- b. structure closer than 20' to right-of-way in Town of Minocqua

A roll call vote will be taken to return to open session. **Motion by Dave Hintz, second by Jack Sorensen to go into open session. On roll call vote:**

Public Comment. **None**

Announcement of any action taken in closed session. **None**

Approve meeting minutes of July 15, 2015. **Motion by Jack Sorensen, second by Mike Timmons to approve the meeting minutes of July 15, 2015. With all members present voting “aye”, the motion carried.**

Approval of Farmland Preservation Plant Joint Resolution. Mr. Holewinski stated that this has been approved by the UW-Extension and Land and Water Conservation Committee. **Karl will contact North Central Regional Plan Commission to have someone attend a Planning and Development meeting to explain the Farmland Preservation Resolution in detail.**

Time of sale requirements on existing private onsite wastewater treatment systems. Statute 706.22 states that real estate transfer septic system inspections are no longer required and are not enforceable. Information for the committee only. No action taken.

Update on the merging of Planning and Zoning with Land and Water Conservation. Mr. Jennrich provided the committee with a report created by Lisa Charbarneau outlining the merge.

Review modification pursuant to 15.31(2) (A) of a preliminary 2-lot CSM for Jay Dubois of Lots 9 & 10, Kleist Addition at 165 Forest Circle, PIN WR 1344 (includes WR 1345), Town of Woodruff.

Two lots were combined in 2013 so the owner could build a garage. The owner now wants to change the use of the garage into a home. He needs to separate the lots in order to have two (2) homes. The Town of Woodruff requires that the change of use be completed prior to the County signing the approval of the land split.

Motion by Scott Holewinski, second by Mike Timmons to approve the two lot split as presented pursuant to Section 15.31(2)(A) and according to the Town of Woodruff conditions. With all members present voting “aye”, the motion carried.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Rezone Petition #9-2015 authored by the Town of Woodruff to rezone from District #14-Residential & Retail to District #4-Residential & Farming for property described as (1) the fractional NW, (2) the NW SW, (3) the SW SW, being part of PIN WR 23-1. All of the SW SW will be zoned Residential & Farming, and (4) the SE SW, being part of PIN WR 22-12A, WR 22-15, WR 22-10, WR 23-4, WR 25-3, WR 25-4, and WR 25-5. All of the SE SW will be zoned Residential & Farming. All are located in Section 3, T39N, R6E, Town of Woodruff.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on August 4 and August 11, 2015 and posted on the Oneida County Bulletin Board on July 30, 2015. Proof of publication is contained in the file.

There is no correspondence in the file. This is sponsored by the Town of Woodruff. The Town of Woodruff approved the rezone on April 28, 2015.

Mr. Jennrich stated that property to the south of this project was recently rezoned to Residential and Farming.

Mr. Holewinski opened the public portion of the public hearing. There was one person in the audience in favor of the rezone.

Motion by Mike Timmons, second by Jack Sorensen to approve rezone petition #9-2015 and forward to the Oneida County Board of Supervisors. With all members present voting “aye”, the motion carried.

Rezone Petition #10-2015 authored by the Town of Minocqua to rezone from District #02-Single Family to District #08-Manufacturing and Industrial for property described as Parcel A of SM A3026, being part of Gov’t Lot 1, Section 26, T39N, R6E, Town of Minocqua, Oneida County, Wisconsin.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on August 4 and August 11, 2015 and posted on the Oneida County Bulletin Board on July 30, 2015. Proof of publication is contained in the file.

There is no correspondence in the file. The rezone is sponsored by the Town of Minocqua. The Town purchased the parcel from the DNR and needs to rezone it to be consistent with the rest of the adjacent Town property.

Mr. Holewinski opened the public portion of the public hearing.

There was nobody from the Town of Minocqua for or against the rezone request.

Motion by Dave Hintz, second by Billy Fried to approve rezone 10-2015 as requested. With all members present voting “aye”, the motion carried.

Conditional Use Permit application by Kwik Trip, Inc., to construct a convenience store with attached car wash and fueling canopy on the following described properties: part of the SW NE (Night Fall Motel), parcels 2-4 CSM V2 P481, and part of lot 1 CSM V17 P3787, Section 11, T39N, R6E, 8876, 8684, 8690, and part of 8700 Hwy 51, PIN MI 2171-2, 2171-12, 2171-1, 2171-13, Town of Minocqua.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on August 4 and August 11, 2015 and posted on the Oneida County Bulletin Board on July 30, 2015. Proof of publication is contained in the file.

There is one letter in the file from the Town of Minocqua approving the Conditional Use Permit contingent on meeting all County and State requirements.

Kathy Ray, Land Use Specialist stated that the request is for a 7,000 square foot Kwik Trip Convenience Store with an attached two (2) bay car wash and a 4,800 square foot fuel canopy. They will have the typical convenience store merchandise. They will also have outdoor merchandise such as ice, propane and miscellaneous products under the gas canopy. Hours of operation are 24/7. There will be 20 to 25 full and part-time employees. A CSM of the three lots is required. Staff would recommend approval with conditions.

Troy Mleziva, Kwik Trip, was present to answer questions.

There were two people present in favor of the conditional use permit.

Motion by Jack Sorensen, second by Mike Timmons to approve the conditional use permit as the general standards have been met and with the conditions suggested by staff. With all members present voting “aye”, the motion carried.

Ordinance Amendment #8-2015 authored by the Planning and Development Committee to amend Section 9.32, Zoning Permit Requirement, 9.33, Exceptions to Zoning Permit Requirement of the Oneida County Zoning and Shoreland Protection Ordinance.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on August 4 and August 11, 2015 and posted on the Oneida County Bulletin Board on July 30, 2015. Proof of publication is contained in the file.

Mr. Jennrich summarized the changes.

Motion by Mike Timmons, second by Jack Sorensen to forward ordinance amendment #8-2015 to Staff and Counsel to review one more time and then forward to the Oneida County Board of Supervisors. With all members present voting “aye”, the motion carried.

2016 limited term employee request.

Mr. Jennrich stated that this request is for a Zoning Technician II request out of the Minocqua office. This request is made on a yearly basis for 600 hours.

Motion by Jack Sorensen, second by Dave Hintz to approve the request for a 600 hour LTE (Zoning Technician II). With all members present voting “aye”, the motion carried.

Line item transfers, purchase orders, and bills.

Motion by Scott Holewinski, second by Mike Timmons to approve the bills and purchase orders as submitted.

Refunds.

None

Approve future meeting dates: September 2, 2015 and September 15, 2015.

The committee will meet on September 17, 2015 instead of September 15, 2015.

Public comments.

Bob Williams spoke.

Future agenda items.

As discussed.

Adjourn.

3:15p.m. There being no further matters to lawfully come before the Committee, a motion was made by Mike Timmons, second by Billy Fried to adjourn the meeting. With all members present voting “aye”, the motion carried.

Chairman Scott Holewinski

Karl Jennrich
Planning & Zoning Director