

ONEIDA COUNTY PLANNING AND DEVELOPMENT
June 6, 2012 – 1:00 PM
COMMITTEE ROOM #2
ONEIDA COUNTY COURTHOUSE
RHINELANDER WI

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

Department staff present: Karl Jennrich, Planning & Zoning Director
Peter S. Wegner, Assistant Zoning Director
Lila Dumar, Secretary
Kathy Ray, Land Use Specialist
Nadine Wilson, Land Use Specialist

Guests present: Bob Williams
Marcus Nesemann, Northwoods River News
Mark Hartzheim
Bill Liebert
Matt Cullen
Kathryn Cullen

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

Approve the agenda.

Motion by Dave Hintz, second by Jack Sorensen to approve the agenda as posted. With all members present voting “aye”, the motion carried.

Public Comments.

None.

Approve meeting minutes of April 4, 2012.

Motion by Mike Timmons, second by Scott Holewinski to approve the meeting minutes of April 4, 2012 as presented. With all members voting “aye” the motion carried.

Outdoor seating on piers at Matt Morgan’s (formerly Bosacki’s) on property described as part Gov’t Lot 5, Section 14, T39N,R 6E, PIN MI 2206-13, 14 & 15, Town of Minocqua.

Peter S. Wegner, Assistant Zoning Director, stated that there was a complaint involving the outside seating and serving of food on the piers. There is a deck where there has been food served in the past, which is permitted, but the issue is with the service on the piers. Mr. Cullen explained that he had made the tables and chairs available to his customers to use during the water ski show or coming from the ice cream shop. There were no servers out there taking orders, and bringing food to the table.

Karl Jennrich, Zoning Director, stressed that a pier is strictly for providing a berth for boats or for loading or unloading cargo or passengers onto or from a boat. A pier is placed over the waters owned by the State of Wisconsin and it is not for serving food and drink, etc. There was discussion on a portable bar for the summer season and possible grandfathering if this use was established in the past. Peter Wegner, Assistant Zoning Director, reiterated that the Department's concern is the activity on the piers, not with the deck area.

Mark Hartzheim, Town of Minocqua Chairman, indicated that the Town fully supports Matt Morgan's and activities that take place near the shore in the deck area. Mr. Hartzheim will provide a letter to the Department to be taken to the Planning and Development Committee at a future meeting.

Discussion only. No action taken.

Review draft Enforcement Policy.

Peter S Wegner, Assistant Zoning Director, provided the Enforcement Policy to the Committee members and reviewed the policy with them. The Enforcement Policy is part of the record of today's meeting.

Motion by Mike Timmons, second by Scott Holewinski to approve the Department's Enforcement Policy as presented. With all members voting "aye" the motion carried.

Forward Rezone Petition #2-2012 to the Oneida County Board of Supervisors. A rezone in the Town of Hazelhurst.

Motion by Jack Sorensen, second by Mike Timmons, to forward Rezone Petition #02-2012 to the Oneida County Board of Supervisors.

Act 170.

Karl Jennrich, Zoning Director, stated that there isn't an update on Act 170. Mr. Jennrich stated that Oneida County is compliant with Act 170.

Information to the Committee.

Zoning Director's attendance at Wisconsin Idea Discussion on Thursday, June 14, 2012.

Motion by Mike Timmons, second by Jack Sorensen, to approve the zoning director's attendance at Wisconsin Idea Discussion on Thursday June 14, 2012.

2:00 PM – Conduct Public Hearing.

Conditional Use Permit Application of Parisi, LLC owner, Brad Thacker, agent to convert a Business from a cycle shop to a contractor's shop/office on property located at 423 1st Ave. described as Section 2, T39N, R6E, PIN WR 12-2B, Town of Woodruff.

Karl Jennrich, Zoning Director, read the notice of public hearing for the conditional use permit application of Parisi, LLC owner, Brad Thacker, agent to convert a business from a cycle shop to a contractors shop/office on property located at 423 1st Ave. described as Section 2, T39N, R6E, PIN WR 12-2B, Town of Woodruff.

The notice was published in the Northwoods River News on May 22 & May 29, 2012. The proof of publication is contained in the file. The notice was posted on the Oneida County Courthouse bulletin board on May 17, 2012. The mailing list was also read into the record.

Correspondence in file: Letter from Town of Woodruff dated May 9, 2012, with approval subject to the following: A. All Fire and safety standards are met; B. Semi-truck deliveries do not disrupt the flow of traffic and C. Approval by Oneida County Zoning.

Kathy Ray, Land Use Specialist, reviewed the conditional permit application with the committee. This is a request by Sam Parisi Jr to open an office and shop for Parisi Contracting Inc. for storage of equipment, materials, and business vehicles as well as having a small office for use of bookkeeping, phone calls and displays for customers. Parisi Contracting Inc. has a main office in Middleton, Wisconsin, has been incorporated since 1996 and holds contractor licensing. There will be one (1) employee full time at this location and up to 6 employees picking up/dropping off material and equipment for jobs in the area. Nothing is manufactured on site.

There is an existing residence and 3 accessory buildings. The residence is the only building with the restroom facility for employees use. The existing garage will be used as the office and show room and there is an existing "shop" and storage building that will be used as such. This property is adjacent to Hwy 47 with open curb access along the entire property except one small area in front of the residence. The traffic flow is proposed to be unchanged from previous use of the property.

There are 8 parking spaces required based on 1 full-time employee and 1416 sq ft of retail space. A total of 10 parking spaces are being proposed which exceeds the requirements. The Committee requested a revised parking plan be submitted once the location of the new system has been determined.

There is a POWTS that services the property under Sanitary Permit #87-086. It is on the maintenance program with most recent pump card received in 2011. Brad Thacker stated the owner is interested in replacing the septic system. They are talking with a soil tester to do a soils report within the next week or so.

The applicant 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 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. Subject to Town review/recommendations.
3. May be subject to DOT review.
4. Signage to conform to 9.78 Sign Regulations Oneida County Zoning & Shoreland Protection Ordinance.
5. No salvage material/items/inventory (including vehicles) shall be stored on the property. The property is not to be used for a disposal site.
6. Dumpster(s), if used, to be screened from view. Applicant to recycle waste material as required.
7. Truck traffic prohibited from traveling over drainfield area.
8. A revised parking plan to be submitted once the location of the new system has been determined.

2:11 pm - Chairman Scott Holewinski asked if there was anyone present that wished to speak for or against this project. There was no one present.

Motion by Mike Timmons, second by Jack Sorensen to approve the conditional use permit of Parisi, LLC owner, Brad Thacker, agent to convert a Business from a cycle shop to a contractor's shop/office on property located at 423 1st Ave. described as Section 2, T39N, R6E, PIN WR 12-2B, Town of Woodruff, subject to staff and Town of Woodruff recommendations, and as discussed today by the Committee, with all the general standards being met. The motion carried unanimously.

Line item transfers, purchase orders and bills.

Purchase orders - \$637.88
Bills - \$2,132.95

Motion by Scott Holewinski, second by Jack Sorensen to pay the bills and purchase orders. With all members voting "aye" the motion carried.

Refunds.

Bob's Plumbing \$50.00
Zoe Pet Spa - \$500.00

Motion by Mike Timmons, second by Scott Holewinski, to approve the refunds. With all members voting "aye" the motion carried.

Approve future meeting dates: Chapter 9, June 13 and 27; Regular, June 20 and July 11.

The Committee confirmed meeting dates on June 20 & July 11, 2012 & July 25, 2012. The meetings on June 13th & June 27th, 2012 were canceled.

Public comments.

None.

Future agenda items.

- Performance goals of the Department.
- Roofed decks.

Adjourn.

2:24 pm - Motion by Mike Timmons, second by Jack Sorenson to adjourn. With all members voting "aye" the motion carried.

Scott Holewinski, Chairman

Karl Jennrich, Zoning Director