

MINOCQUA PLAN COMMISSION MINUTES
April 30th, 2019

A regular meeting of the Minocqua Plan Commission was called to order by Chair Mark Hartzheim at 8:30 a.m. in the Board Room of the Minocqua Center.

Present were: Members Mark Hartzheim, Tom Church, Brian Fricke, Bill Stengl, Joe Hegge and Phil Albert; Carla Blankenship, Oneida County Planning and Zoning; and Karla Wotruba, Town Secretary.

Motion by Stengl, seconded by Albert to approve the agenda as presented. Voice Vote: Motion Carried.

Motion by Albert, seconded by Fricke to approve the minutes from April 9th, 2019. Voice Vote: Motion Carried.

NEW BUSINESS

SIGN PERMIT #06-19 - Application by Joan Junge, owner, to place a 6.4 square foot free-standing sign on the property located at 9430 Country Club Rd., Town of Minocqua (Sunfish Bed & Breakfast.)

This is an established Bed & Breakfast. County allows 12 square feet, this application has 8.2.

Motion by Hegge, seconded by Stengl to approve as presented. Voice Vote: Motion Carried.

PRELIMINARY SUBDIVISION #15-19 – Preliminary access and review land division of EJR5, LLC, owner, and Tri-County Sand and Gravel, LLC for the following described vacant properties: Part of the NE-SW, NW-SE, SW-SE, SE-SW, Section 6, T39N, R4E, PIN# MI 601, MI 606, MI 607, MI 604, Town of Minocqua.

Committee had questions on the application and there was no one present to represent it. Two of the parcels don't meet minimum lot requirements.

Motion by Church, seconded by Albert to table the application. Voice Vote: Motion Carried.

CONDITIONAL USE PERMIT #16-19 – Application by Don Bonham, applicant, Robert A. Rynders, owner to construct a Tractor Supply Company retail store with outdoor display on the following described property; Lots 1-3, CSM V16 P3657, NW ¼, NE ¼, Section 10, T39N R6E, PIN# MI 2155-12, MI 2155-13, MI 2155-14, Town of Minocqua, Oneida County.

Mark Pertile was not present but had reviewed the plans and shared his comments with Chair Hartzheim. The on-site storage looks adequate. The storm water plan must comply with WI DNR requirements and the CUP for Wal-Mart. There should be an agreement established between TSC and Wal-Mart for storm water overflow in the event water flows into Wal-Mart retention ponds.

Tom Church asked if there is a privacy fence in the plans. Don Bonham said not in the current plans.

The plans are approximately the size of the Eagle River location, and include outdoor yard and display which is fenced. The store will employ approximately 12-15 employees. Outdoor lighting can be controlled by the store. Parking and storage comply with county requirements. Stengl recommended a walk-through from the fire department. Bonham said that was a standard procedure before opening for TSC.

The current snowmobile trail runs down the west property line and at the present time TSC would not allow continued snowmobile access. There was discussion on where a trail could be located and the committee agreed to continue discussions on where to relocate the trail.

Motion by Fricke, seconded by Hegge to recommend approval of the application, with the following conditions:

- **A privacy fence between the residential area and the property along the west lot line.**
- **An in-depth review of storm water run-off plans by the county.**

Motion carried.

SIGN PERMIT #07-19 - Application by Mend – Minocqua, LLC, Don Bonham, agent, to place a 192 square foot sign on the building to be constructed on the following described properties: 1-3 Volume 16, CSM Page 3657, NW, NE, Section 10, T39N, RGE, Town of Minocqua. (Tractor Supply Company).

The county requirements allow 64 square feet. Chair Hartzheim noted it would be difficult to make an exception and it would be unlikely to be approved by the Board of Adjustment.

Motion by Stengl, seconded by Albert to approve the sign as presented, limited to a maximum of 64 square feet. Motion carried.

SIGN PERMIT #08-19 - Application by Mend – Minocqua, LLC, Don Bonham, agent, to place a 108 square foot free-standing sign on the following described properties: 1-3 Volume 16, CSM Page 3657, NW, NE, Section 10, T39N, RGE, Town of Minocqua. (Tractor Supply Company).

The county requirements allow 64 square feet.

Motion by Fricke, seconded by Albert to approve the sign as presented, limited to a maximum of 64 square feet. Motion carried.

Motion by Fricke, seconded by Hegge to adjourn. Motion carried.

Meeting adjourned at 9:43 a.m.

Karla Wotruba
Town Secretary