

## MINOCQUA PLAN COMMISSION MINUTES

May 14, 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, Mark Pertile, Brian Fricke, Bill Stengl, Joe Hegge and Phil Albert; Carla Blankenship and Scott Ridderbusch, Oneida County Planning and Zoning; and Karla Wotruba, Town Secretary.

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

**Motion by Hegge, seconded by Fricke to approve the minutes from April 30<sup>th</sup>, 2019. Voice Vote: Motion Carried.**

### OLD BUSINESS

**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.

The committee reviewed parcels that had been in Managed Forest Lands and approved for a CUP for operation of a gravel pit. The lands were withdrawn from MFL and conveyed to Tri-County Sand & Gravel and recorded, but did not go through review for subdivision. Newly created lots as a result do not meet the minimum acreage and did not have access utility review.

**Motion by Pertile, seconded by Stengl to recommend that the gravel pit meet the setbacks of the newly created lot and provide an updated map. Voice Vote: Motion Carried.**

**Motion by Pertile, seconded by Albert to recommend that the additional land division meet County zoning requirements, access requirements, and lot size requirements. Lots 601-1 and 601-4 should be reviewed for corrective action and an update provided to the commission within 30 days. Voice Vote: Motion Carried.**

### NEW BUSINESS

**SIGN PERMIT #14-19** - Application by EJR5, LLC, owner, Rynders Companies, agent to place a 12 square foot sign at the Tri County Gravel Pit Hwy 70, Parcel #MI 606.

The sign conforms to county requirements.

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

**SIGN PERMIT #09-19** - Application by Bruce D. Meinhardt, owner, to place a 32 square foot sign on building located on the property at 8738 Richardson Plat Rd., Town of Minocqua (Willows Spa)

The sign conforms to county requirements.

**Motion by Pertile, seconded by Fricke to approve as presented. Voice Vote: Motion Carried.**

**SIGN PERMIT #10-19** - Application by Bruce D. Meinhardt, owner, to place a 32 square foot freestanding sign on the property at 8738 Richardson Plat Rd., Town of Minocqua (Willows Spa)

The sign meets county requirements. Setbacks on the side yard would need to be maintained; otherwise, setbacks at the property are up to the right-of-way.

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

**ADMINISTRATIVE REVIEW PERMIT #17-19** – Application by Tim and Michelle Sulzer, applicant and owner, to operate a wellness studio on the following described property: Sprucewood Div 2, Lot 2 CSM 4161, Section 34, T39N, R6E, 7496 Hwy 51, PIN# MI 4278, Town of Minocqua, County of Oneida.

The property is zoned for business. It was a personal storage building and there is an application for a small commercial septic system. It will be used as a wellness studio. The dumpsters will be screened. The frontage road is a private road maintained by the existing businesses.

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

**ADMINISTRATIVE REVIEW PERMIT #18-19** – Application by Jodi Cooley, applicant, MJD Investments, LLC, owner, to provide retail sales on the following described property; Part of Government Lot 1, CSM VI P241, Section 14, T39N R6E, 619 Oneida St., Suite , PIN# MI 2206-4, Town of Minocqua.

The property is an existing tenant suite and will be used for retail space with a display area, back room and office. Parking is in existing town lot.

**Motion by Pertile, seconded by Albert to approve as presented. Voice Vote: Motion Carried.**

**SIGN PERMIT #11-19** - Application by MJD Investments, LLC, owner, Jodi Cooley, agent, to place a 7.3 square foot sign on the property at 619 Oneida St., Town of Minocqua (Train Station shops)

The sign is well within the allowed size and meets county requirements.

**Motion by Fricke, seconded by Albert to approve as presented. Voice Vote: Motion Carried.**

**ADMINISTRATIVE REVIEW PERMIT #19-19** – Application by William Tippett, applicant, and Jeflin LLC, owner, to provide natural medicine services on the following described property: Part of SW ¼ NE ¼, Section 11, T39N, R6E, 8650 Hwy 51, PIN# MI 2171-4, Town of Minocqua, County of Oneida.

The property had an existing CUP to make it multi-tenant. The applicant will be using both areas. There is adequate parking in the front and back of the building. The business will offer several different natural medicine services.

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

**SIGN PERMIT #12-19** - Application by Seasons of Balance Family Acupuncture, owner, Vanessa Tippett, agent, to place a 14' 3/16" square foot sign on the building located at 8650 US Hwy 51N (Dewey Catchem and How).

The CUP allows for two businesses and each business has a separate sign.

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

**SIGN PERMIT #13-19** - Application by Lakeland Natural Medicine, owner, William Tippett, agent, to place a 14' 3/16" square foot sign on the building located at 8650 US Hwy 51N (Dewey Catchem and How).

The sign meets county requirements.

**Motion by Fricke, seconded by Albert to approve as presented. Voice Vote: Motion Carried.**

**Motion by Pertile, seconded by Fricke to adjourn. Motion carried.**

Meeting adjourned at 9:25 a.m.

Karla Wotruba  
Town Secretary