

MINOCQUA PLAN COMMISSION MINUTES

July 30, 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, Mark Pertile, Joe Hegge and Phil Albert; Carla Blankenship, Oneida County Planning and Zoning; and Karla Wotruba, Town Secretary. Member Bill Stengl was excused.

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

Motion by Church, seconded by Fricke to approve the minutes from June 25th, 2019. Voice Vote: Motion Carried.

ANNOUNCEMENTS

Chair Hartzheim announced that uniform address signs are being installed starting today, and will be installed up until the first snowfall.

NEW BUSINESS

SIGN PERMIT #19-19 – Application by Todd Ahrendorf, owner, to place a 14.25 square foot free standing sign on the property at 9695 Hwy 70W, Parcel #MI 6814. (Wild Berry Market bldg.)

The sign conforms with tenant sign requirements.

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

SIGN PERMIT #20-19 – Application by River Valley Bank, owner, Graphic House Inc., agent, to place a 31 square foot sign on the building at 8590 Hwy 51, Parcel #MI2178-27. (River Valley Bank/Incredible Bank)
River Valley Bank is rebranding to Incredible Bank. The signs conform with county requirements.

Motion by Pertile, seconded by Church to approve as presented. Voice Vote: Motion carried.

ADMINISTRATIVE REVIEW PERMIT #26-19 – Application by Lance Roesler, applicant, Schillinger Investments LLC, owner, to multi-tenant an existing commercial building into two tenant spaces on the following described property; Part of the SE ¼ NW ¼, Section 10, T39N, R6E, Lot 1 CSM V7, P1806, 9871 Highway 70, PIN# MI2161-6, Town of Minocqua, County of Oneida.

The building will be multi-tenant with media retail and a screen printing business. Addressing will most likely be suite numbers. There are 2 sets of bathrooms. There will be no merchandise outside. Carla noted that conditions 11 and 12 should be deleted; they are for a different ARP.

Motion by Hegge, seconded by Pertile to approve, excluding conditions 11 and 12. Voice Vote: Motion carried.

SIGN PERMIT #21-19 – Application by Schillinger Investments, owner, Lance Roesler, agent, to place a 30 square foot sign on the building at 9871 Hwy 70W, Parcel #MI 1806.

The sign conforms with size requirements.

Motion by Fricke, seconded by Hegge to approve as presented. Voice Vote: Motion carried.

ADMINISTRATIVE REVIEW PERMIT #24-19 – Application by Lakeland Rental Management Inc., applicant, Curtis Investments LLC, owner, to convert an existing building into a two unit multi-family dwelling on the following described property; Part of the NW ¼ NE ¼, Section 12, T39N, R6E, 9251 County J, PIN# MI 2183-6, Town of Minocqua, County of Oneida.

The building is located on Cty J next to the daycare. The owners are reconfiguring the floor plan to a 2-bedroom and studio duplex. Both have exterior access. There is plenty of parking. The garage is available to be rented and does not have interior access to either unit. It will be rented as a long-term rental not less than 30 days.

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

ADMINISTRATIVE REVIEW PERMIT #25-19 – Application by Richard A. Clem, applicant, 8735 Centre LLC, owner, to multi-tenant an existing commercial building into two tenant spaces on the following described property; Part of the SE ¼ NE ¼, Section 12, T39N, R6E, 8735 Highway 47, PIN# MI 2185-12, Town of Minocqua, County of Oneida.

The building will be used by a yoga studio and Clem will have an office. Everything complies with county standards.

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

CONDITIONAL USE PERMIT #27-19 – Application by Larry Stenz, applicant, Tim Krolczyk, owner, for outdoor seasonal sales displays and one day outdoor events on the following described properties; Part of the NW ¼, NE ¼, Section 11, T39N R6E, PINs# MI 2170-1, MI 2170-5, MI 2170-11, MI 2170-19, MI 2170-47, Town of Minocqua, Oneida County.

TJ's has had peddler's permits and tent sale permits to do outdoor sales and displays. Chair Hartzheim noted that the town is in the process of abandoning Packing Plant Road. The county would usually want to see the lots combined in the CSM, but in this case the owner does not wish to do so in case they want to sell parts of it in the future.

Other communities have examples of seasonal displays such as hay bales, pumpkin patches, etc. The committee felt the current owner may have well-designed displays, but the nature of a CUP would typically mean the allowable use stays with the property after transfer of ownership. Pertile said if approved, future owners could host flea markets. The committee discussed whether they would want to review each owner and operation, and how to be specific as to what is approved. They could consider an annual review, or review on change of ownership, or condition the CUP to expire on sale of the property. They also discussed limitations on the number of seasonal displays.

Motion by Hegge, seconded by Fricke to table CUP #27-19 for future review and consideration. Voice Vote: Motion carried.

Motion by Pertile, seconded by Albert to adjourn. Voice Vote: Motion carried.

Meeting adjourned at 9:20 a.m.

Karla Wotruba
Town Secretary