

Newbold Plan Commission July 16, 2020

A meeting of the Newbold Plan Commission was held on July 16, 2020 beginning at 4:30 PM at the Newbold Town Hall.

Members in attendance: Bob Metropulos, Mike Suefloh, Don Johnson, Jeff Pennucci, and Bill Jaeger.

Members Excused: Dick Guidinger, Dan Chronister

Absent: None.

Others: Andrew J. Berrell, Derek Funk, Brian Willoughby and Scott Ridderbush.

1.0 Call the meeting to Order: Metropulos called the meeting to order at 4:00 PM.

Verification of Posting: The Agenda for this meeting was properly noticed by posting a copy on each of the three (3) Town bulletin boards.

2.0 Review and Approval of Minutes of February 6, 2020. Moved by Jaeger, with second by Johnson to approve the minutes as presented. Motion carried.

3.0 Discussion and action on Conditional Use Permit to change lot size in Town of Newbold located on River Street four blocks east of Highway 47. Scott Ridderbusch, Land Use Specialist for Oneida County Planning and Zoning Department, will make a presentation. Mr. Ridderbusch pointed out that this agenda item does not include a Conditional use permit. J & B Storage and Rentals which owns parcels NE 406-2 & 406-9 would like to purchase part of parcel 406-7. They propose to reconfigure the parcels presenting two different options. "Option 1" would reconfigure the parcels so that lot-1 and lot-2 are 20,000 sq. ft. and lot-3 would have the remainder of the parcels. Option 2 would reconfigure the parcels to make lot-1 50,000 sq. ft., lot-2 would get the remainder of parcel 406-7 and lot-3 would remain the same, but have an easement added to it so there would be access to lot-2. Oneida county standards allow minimum lot size of 20,000 square feet. Newbold standards require minimum lot size of 50,000 square feet in "Business District B-1". The applicant stated they wanted to only reconfigure the three lots which met zoning standards when they were created. The Newbold ordinance states the "standards apply to all off-water lots created in the Town". After discussion Suefloh moved with second by Johnson to recommend to the Town Board denial of the proposal with nonconforming 20,000 square foot lots. Motion carried.

4.0 Response to a request by Oneida County Planning and Zoning Department regarding recreational vehicles and detached garages used as dwellings. A decision will be made by this committee after listening to a presentation from Scott Ridderbusch. Oneida County zoning rules allow recreational vehicles to be parked on private property but some of them are being used as a dwelling rather than just parking to store the recreational vehicle. Similarly detached garages are being used as guest cottages/dwelling units. Oneida County ordinances require dwellings to meet zoning standards but many of these detached structures don't meet the standards. Complaints are most common on shoreland property. Oneida County Planning and Development has proposed to change the ordinances to require zoning standards to be met if a recreational vehicle is used as a dwelling. It has also been proposed to define detached garages as not having the amenities of a dwelling. Discussion among the Commission members was largely

favorable of the proposal. Suefloh moved with second by Pennucci, to advise the Newbold Town Board that the Plan Commission has no objection to the proposed Oneida County zoning ordinance amendment. Motion carried.

5.0 Conditional use permit application for horizontal drilling business by Derek Funk. Scott Ridderbusch will be making this presentation also. Mr. Funk wants to construct a horizontal drilling business at a location on Highway 47 just north of County Highway K. The business will be operated out of a 72 x 104 foot building with outside storage of some equipment and materials. The storage area will be behind the building with most of it not visible to neighbors and the highway. Mr. Funk is obtaining pertinent permits for wastewater and stormwater management. A wetland on the site has been delineated which will not be disturbed. Some of the waste materials will be recycled or reused. After several questions were answered by the applicant Pennucci moved with second by Suefloh to send it to the Newbold Town Board with no objections to the proposal. Motion carried.

6.0 Administrative Matters for Review and discussion by Commission Members Concerning General Plan Commission, Town Board, County Board and County Planning and Zoning Dept. Activities, Project Updates and the Following:

- A. **Chairpersons Report** – Nothing presented.
- B. **Correspondence, if any** – None presented.
- C. **Future Meeting Agenda Items** – None presented.
- D. **Next Meeting Date** – To be determined.

7.0 Public comment and communication period per Wisconsin statutes, whereby the Commission may receive any matter raised by the public. None presented.

8.0 Adjourn. Meeting closed at 5:10 pm.

Submitted by,
Bill Jaeger, Secretary