

Newbold Plan Commission August 6, 2020

A meeting of the Newbold Plan Commission was held on August 6, 2020 beginning at 4:00 PM at the Newbold Town Hall.

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

Members Excused: Dick Guidinger

Absent: None.

Others: Chuck Oleinik, Greg Maines, Brian Slizewski, Carla Blankenship, 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 July 16, 2020. Moved by Pennucci, with second by Johnson to approve the minutes as presented. Motion carried.

3.0 Discuss application for Town Board approval of a Tourist Rooming House located at 7038 County J. The applicant for the Administrative Review Permit wants to rent out a dwelling that is located on property with frontage on Pickerel Lake. The property is zoned Recreational and they plan to offer daily rentals. The septic system was recently updated. Chronister moved with second by Sueflohn to inform the Town Board there is no objection to the proposal from the Plan Commission. Motion carried.

4.0 Review preliminary one (1) lot certified survey map with remaining lands of Thomas & Cynthia Moore, owners. The Moores own 21.5 acres of property with frontage on Sherry Lake. They wish to divide off a 4.15 acre parcel. The mapped property would have approximately 590 feet of lake frontage. The remaining 17.4 acres would have many hundreds of feet of lake frontage. After discussion Sueflohn moved with second by Pennucci to inform the Town Board there is no objection to the proposal from the Plan Commission. Motion carried.

5.0 Administrative Review Permit application (ARP) by VACASA Rentals, Katy Slizewski, applicant and Lakeland West Capital VIII, LLC, owner to rent the dwelling as a tourist rooming house. The proposed dwelling rental is located at 8043 Nokomis Drive with frontage on North Nokomis Lake. The building has seven bedrooms and would have 14 person occupancy. The septic system is reported to be sized for 14 people. County Planning and Zone staff said the applicant will comply with all relevant Oneida County standards. After several questions were answered by the applicant Chronister moved with second by Jaeger to send it to the Newbold Town Board with no objections to the proposal. Motion carried.

6.0 Discuss parcel exhibit (NE-123-1) located at 4630 Apperson Drive, Town of Newbold, Rick and Lori Hoban Family Trust. The applicant proposes to divide off a 2.4 acre parcel from an existing 6.6 acre property. The smaller parcel would have wetland frontage on Newbold Creek. The existing water frontage probably does not meet the Newbold minimum 225 feet frontage standard for navigable streams but the proposed lot would meet all other standards for lot area and widths. It

is also unclear whether the property fronts on Newbold Creek or Rhinelander Flowage. The proposed land division does not include dividing the water frontage. A reading of Newbold Ordinance Chapter 13 does not appear to clearly provide guidance on whether this situation for land division would meet Town standards. After discussion Sueflohn with second by Chronister moved to pass this proposal to the Town Board without any recommendation from the Plan Commission. Motion Carried.

7.0 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.

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

9.0 Adjourn. Meeting closed at 5:15 pm.

Submitted by,
Bill Jaeger, Secretary