

Newbold Plan Commission October 5th, 2023

A meeting of the Newbold Plan Commission was held on October 5th, 2023 beginning at 5:00 PM at the Newbold Fire Station.

Members in attendance: Dan Hess, Dan Chronister, Richard Guidinger, Jeff Pennucci, Ryan Rezny, Scott Ridderbusch, and Bill Jaeger .

Members excused:

Absent: None.

Others present: Kelsy Bontz and Isabella Pennucci.

1.0 Call the meeting to order: Mr. Hess called the meeting to order at 5:00 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 September 7th, 2023 meeting. Mr. Chronister moved to approve the minutes as presented with second by Mr. Pennucci. Mr. Ridderbusch abstained. Motion carried.

3.0 Administrative Review – Discussion and Action permit application by Kelsy Bontz, applicant and Bontz Squared Investments LLC, owner, to rent the one bedroom cabin as a tourist rooming house within the #02 Single Family zoning district where rentals of six (6) days or less are prohibited on the following described property: Part of Government Lots 7 and 4, Section 23, T38N, R6E, PIN #NE 242-16, 4468 Ursula Lane, Town of Newbold.

Applicant owns a one bedroom dwelling on property fronting on the Rhinelander Flowage. They propose to accommodate up to 2 persons per rental. Oneida County Sanitary permit #551090 regulates treatment and disposal of wastewater from the dwelling. The wastewater system also serves a separate two bedroom dwelling.

The Administrative Review Permit Application was reviewed by Plan Commission members and questions were answered by the applicant. The Application appeared to be complete and in compliance with County regulations. Ridderbusch moved with second by Rezny to recommend approval by the Town Board contingent on compliance with the list of “Suggested Conditions of Approval” attached to the Permit application. Motion carried.

4.0 Administrative Review – Discussion and Action permit application by Kelsy Bontz, applicant and Bontz Squared Investments LLC, owner, to rent the two bedroom cabin as a tourist rooming house within the #02 Single Family zoning district where rentals of six (6) days or less are prohibited on the following described property: Part of Government Lots 7 and 4, Section 23, T38N, R6E, PIN #NE 242-16, 4470 Ursula Lane, Town of Newbold.

Applicant owns a two bedroom dwelling on property fronting on the Rhinelander Flowage. They propose to accommodate up to 4 persons per rental. Oneida County Sanitary permit #551090 regulates treatment and disposal of wastewater from the dwelling. The wastewater system also serves a separate one bedroom dwelling.

The Administrative Review Permit Application was reviewed by Plan Commission members and questions were answered by the applicant. The Application appeared to be complete and in compliance with County regulations. Chronister moved with second by Guidinger to recommend approval by the Town Board contingent on compliance with the list of "Suggested Conditions of Approval" attached to the Permit application. Motion carried.

5.0 Administrative Review – Discussion and Action permit application by David Michael Schlapper Etal, applicant and owner, to rent the dwelling as a tourist rooming house within the #02 Single Family zoning district where rentals of six (6) days or less are prohibited on the following described property: Part of the SW 1/4 , SE 1/4, Section 33, T37N, R8E, PIN #NE 368-5, 3774 Velvet Lake Road, Town of Newbold.

Applicant owns a two bedroom dwelling on property fronting on Velvet Lake Road that has no frontage on Velvet Lake or any other lake or stream. The dwelling is located on a 23 acre property. They propose to accommodate up to 4 persons per rental. Oneida County Sanitary permit #120528 regulates treatment and disposal of wastewater from the dwelling.

The Administrative Review Permit Application was reviewed by Plan Commission members. The Application appeared to be complete and in compliance with County regulations. Rezny moved with second by Chronister to recommend approval by the Town Board contingent on compliance with the list of "Suggested Conditions of Approval" attached to the Permit application. Motion carried.

6.0 Chairman's Report. Mr. Hess reported the new Community Center is expected to be ready for occupation in the middle of November.

The County is again considering regulating placement of semi-trailers and shipping containers for storage. They are requesting comments in 30 days which is before the next Plan Commission meeting. Mr. Jaeger volunteered to find Plan Commission meeting minutes from the previous time this was proposed and send them to Mr. Hess.

7.0 Public comment. None.

8.0 Administrative Review. None.

9.0 Meeting adjourned at 5:32 pm.

Submitted by,

Bill Jaeger, Secretary