

## **Newbold Plan Commission November 3, 2022**

A meeting of the Newbold Plan Commission was held on November 3rd, 2022 beginning at 4:30 PM at the Newbold Fire Station.

**Members in attendance:** Mike Suefloh, Dan Chronister, Jim Staskiewicz, Jeff Pennucci, Ryan Rezny and Bill Jaeger.

**Members excused:** Richard Guidinger.

**Absent:** None.

**Others present:** Kent Bradshaw and Benton McMullen.

**1.0 Call the meeting to order:** Mr. Suefloh called the meeting to order at 4:30 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 October 20th, 2022.** Mr. Staskiewicz moved with second by Mr. Rezny to approve the minutes as presented with one spelling correction. Motion carried.

**3.0 Administrative Review Permit application (APR) by Kenton Bradshaw, applicant and owner of El Reno Cabin LLC to rent the dwelling as a Tourist Rooming House for no less than seven (7) consecutive days on the following described property: Part of Government Lot 5, Section 20, T38N, R8E, PIN #NE678-5, 6117 Birchwood Drive, Town of Newbold.** Mr. Bradshaw is partial owner of El Reno Cabin LLC which is a five bedroom dwelling on the shore of Two Sisters lake. They propose to accommodate up to 10 persons. The septic system was updated in fall of 2022.

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. 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.

**4.0 RE: Preliminary three (3) lot Certified Survey Map of Donna Edlund, etal, 4 owners and McMullen & Associates Inc., Benton McMullen, surveyor for the following property further described as; Lot 1, CSM 4583 being part of the SW-NE, SE-NE, NW-SE, and the NE-SE, Section 28, T38N, R8E, PIN #NE800-A, 6535 Spider Lake Rd., Town of Newbold.**

**Note: This preliminary Certified Survey Map also involves the sale/exchange of lands (proposed Lot 2) between the Donna Edlund parcel, NE-800A, and the NE 791-3, Owned by Brent and Latrisha Sunby. The purpose for this exchange is to convey Additional lands to NE 791-3, owned by the Sunby's.**

Mr. McMullen presented a preliminary survey map showing a proposed configuration of three lots from two existing lots. One of the existing lots encompasses eight acres and would have five acres added to it from the larger second lot. The second existing lot encompasses 47 acres and the remaining 42 acre lot would be divided into 29 acre and 13 acre lots. The Commission members reviewed the survey map for

the proposal and after discussion Chronister moved with second by Pennucci to recommend approval by the Town Board. Motion Carried.

**5.0 Chairman's Report.** The Roehl multiple lot reconfiguration that was reviewed at the last two Plan Commission meetings was approved by the Town Board. Bids for construction of the new Town Hall have been received and the project may be able to proceed. The annual Newbold Budget Hearing will be held on November 29<sup>th</sup>.

**6.0 Public comment.** None presented

**7.0 Administrative Review.** No discussion.

**8.0 Meeting adjourned at 5:02 pm.**

Submitted by,

Bill Jaeger, Secretary