

## **Newbold Plan Commission September 6, 2018**

A meeting of the Newbold Plan Commission was held on September 6th, 2018 beginning at 4:30 PM at the Newbold Town Hall.

**Members in attendance:** Don Johnson, Dan Chronister, Bill Jaeger, Bob Metropulos, Dick Guidinger, Jeff Pennucci and Ed Hammer.

**Members Excused:** All present.

**Absent:** None.

**Others:** Ray Weber, real estate broker, and Cathy Liebenstein, from Hiller Property Management.

**1.0 Call the meeting to Order:** Hammer 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 August 2, 2018.** Moved by Metropulos, second by Chronister, to approve minutes as presented. Motion carried.

**3.0 Administrative review permit, Sec 18, T39N,R8E, 7066 CTH J, Pin#1153-4, Gehl, Gelinas for short term rental.** Oneida County Planning and Zoning is asking for review and comment on an Administrative Review Permit regarding short term rental of a dwelling located at 7066 County Highway J with frontage on Pickerel Lake. Sale of the property to a new owner is pending approval of the Administrative Review Permit and Ray Weber is the sellers broker. The dwelling has 4 bedrooms and occupancy would be limited to 8 persons. Rentals will be managed by Hiller Property Management. The property is accessed by two driveways, one private and the other shared with a neighboring property. Metropulos moved with second by Guidinger to recommend to the Town Board approval of the Permit with a condition that renters are to be restricted to only use the private driveway. Motion carried.

**4.0 Update on Oneida County ordinance regarding Tourist Rooming Houses.** This is a continuation of discussion from the August 2, 2018 Plan Commission meeting. Oneida County was proposing an ordinance that would prohibit rentals of six consecutive days or less in most zoning districts but the prohibition would not apply to rentals in Recreational zones. There was some discussion about the need for enforcement of the ordinance including whether the Town of Newbold should be involved. Any enforcement program would be costly and there was discussion on how it could be paid for. This issue seems to have potential to generate considerable concern from neighbors of the rentals and time consuming for Town and County governments. No action was taken.

**5.0 Discussion and possible action on Comprehensive Plan update.** A letter was received from North Central Regional Planning Commission (NCWRP) reminding that the Newbold Comprehensive Plan will be ten years old next year and it will be time for an update. NCWRP is offering to do an update for the Town at a cost of \$6000 dollars. After discussion Chronister moved with second by Metropulos to recommend the Town Board should budget \$6000, split over the next two years, for a revision of the Comprehensive Plan.

**6.0 Discussion on Village Powers.** A publication from University of Wisconsin Extension entitled "Village Powers for Town Boards" was distributed to Plan Commission members. The document describes what "Village Powers" means to a Town government. Section 61.34, Wisconsin Statutes describes the Powers a Village may exercise to self-regulate its own health, safety and welfare.

Newbold has adopted Villages Powers by majority vote of its electors. Town of Newbold legal authority has been a topic in recent discussions on planning, zoning and building/sanitary permits.

**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 to report.
- B. **Correspondence, if any** – None.
- C. **Future Meeting Agenda Items** – Village powers.
- D. **Next Meeting Date** – October 4, 2018.

**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 5:45 pm.

Submitted by,  
Bill Jaeger, Secretary