

**TOWN OF CRESCENT
MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, DECEMBER 15, 2021
7:00 P.M., CRESCENT TOWN HALL**

Call to Order: Chairman Pazdernik called the meeting to order at 7:01 p.m. at the Crescent Town Hall. The meeting has been properly posted and distributed in accordance with the Wisconsin Open Meeting law and the facility is handicap accessible.

Committee members present: Michael Pazdernik, Chair; David Holperin, Secretary; Connie Anderson, Jonathan Jacobson, and Lindsay Novak.

Absent: Janet Appling

Additional attendees: Todd Troskey, Oneida County Planning and Zoning Assistant Director; Scott Rudderbusch, Oneida County Land Use Specialist; Joel Knutson, Town of Crescent Chair, and several residents of Crescent.

Further, it was announced that member Rod Bosnjak submitted his resignation from the committee to Chair Pazdernik earlier in the month. A replacement will be sought.

Call to approve the agenda: Motion by Pazdernik, second by Jacobson. Aye; all, Nay; none

Motion made to take the agenda out of order to accommodate several guests:
So moved, Holperin; second by Jacobson

- 1. Discussion:** Oneida County Planning and Zoning Assistant Director Todd Troskey appeared before the committee in place of Karl Jenrich, Director. Troskey spoke extensively of the zoning and planning process so as to introduce the Planning Committee to land use permitting. This was followed with significantly more information and a broad coverage of the land use/permitting process by Rudderbusch. Many questions were asked and answered. Some of the issues covered were the chain of

command and custody with respect to land use applications, shoreline issues, conditional use permit issues, time schedules, and much more. This was followed by a brief discussion of the Town of Crescent current and past zoning issues.

A discussion of shoreland zoning followed, with a specific focus on a recent Town of Newbold court case. Questions were asked as to the relevancy of that case to our township.

An inquiry was made to the specialists regarding the possibility of our committee developing the new strategic plan in pieces, or, whether it must be completed to entirety before submission for approval/denial by the full township board. This was followed by discussion. No decisions on any of the above were tendered.

2. Discussion/decision: Conditional Use Permit Application – Mark and Sherry Roffers, potential buyers, property location of 3611 Hwy 47.

The CUP application was circulated and there were many questions that followed, such as land use, boundaries of potential construction, as well as signage, traffic flow, etc. The application calls for a multi-tenant habitation of the existing structure on the property with new development to follow. The applicants are looking to establish a U-Haul business of their own in addition to retaining all of the current tenants of the present property owner. In the future, it is expected the U-Haul business would add a storage building large enough to house transit trailers and “U-Store” cartons of various sizes for periods of up to six months each. The Oneida Transit Authority busses are to continue to use the facility and property along with the other two office rentals to two other commercial tenants. Motion made by Holperin to recommend approval to the full town board of the application as submitted; second by Jacobson. Further discussion – question as to whether or not the Town of Crescent can put a moratorium on all future applications until a complete zoning plan is put into place. This will be looked into, but it would appear the answer is likely to be “no”. The applicants were commended for the quality and content of their application.

There was a request by Novak to get minutes of each meeting distributed sooner (following the conclusion of each meeting) to afford members of this committee to have the ability to refresh their recollections of the many issues discussed and the details of applications submitted. This also relates to the ability to potentially have more time for application preparation and to have a reminder to the committee for any specific data that might need to be brought before the full board when they do the final approval/denial of applicants.

Anderson submitted that she was concerned about lighting that might be used with this proposed project. She related to the committee that another property she is familiar with uses upward-directed LED lighting and she finds that this is way too bright for surrounding property owners. Following some discussion, an amended motion was made by Holperin: "The committee shall recommend approval of the application as submitted to the full Town of Crescent Board, with the additional caveat that any LED lighting is to be downward facing,"; second by Jacobson. Aye; all. Nays; none.

3. Discussion/decision: Administrative Review Tourist Rooming House Permit application – Eric Jensen, owner; property location, 2884 Wausau Road.

Discussion ensued with some significant background information supplied by Town Chair Knutson. These included comments about past use issues of the property with guests and family members, parking, septic and drain field capacity, and more. Concerns were shared about guest partying and how it might affect surrounding residences, possible use of fireworks, post-sunset noise levels, watercraft use and potential abuse, notifying guests about invasive species issues, dock use, and the potential for blocking the fairly narrow road used by those located further down the drive. Motion offered by Holperin, "Planning committee to recommend to full Town Board to approve application, with the condition that the property owner make specific information on each of the issues above available to all potential renters prior to arrival and to educate them to the fullest extent when they are checking in for their stay"; second by Novak. Aye, all; Nay, none.

4. and 5. Discussion: Oneida County Ordinance Amendment – Placement of Shipping Containers, and, Manure Storage Ordinance.

Motion by Holperin to move these two items to the January meeting; second by Novak. Aye, all; Nay, none.

6. Discussion: Town of Crescent Comprehensive Land Use. There was brief commentary regarding the next steps in the process and other resources available. Troskey offered that with respect to rooming/rental issues, we seek out assistance from the Department of Agriculture, sub-agency Department of Health for lodging codes, permitting issues, and administrative guidelines. See Jodie.

Next Meeting: Since this meeting ran nearly two hours and important items had to be pushed out, it was suggested that we try to have two meetings in January. All members present submitted that they would be able to attend an early Wednesday in the month followed by a late Wednesday. It was agreed that we would try to meet on both January 5th and January 19th, 7PM.

Motion to Adjourn: Motion to adjourn made by Anderson; second by Jacobson. Aye; all. Nay; none.