

**Minutes of the Public Meeting Held
On Tuesday, November 16th, 2021 Pursuant to Notice Duly Given**

Present: Chairperson Mayor Heier, Attorney Calvert, Building Inspector Joe Last, Parks & Rec Director John Bostedt, Superintendent of Public Works Jeremy Wusterbarth, Alderperson Al Schreiber, Bob Bake, Mike Werner, and Administrator Brittney Bickel and as recording secretary

Public Hearing called to order by Mayor Heier at 6:00 pm.

Petition from Riley Sowle for Application for Conditional use Permit for parcel #265-33240752157Q & #265-33240822164B:

Riley Sowle, 1240 McDonald St, looking to have an in-home business that allows for outdoor activities. An in-home business is not per the ordinance supposed to have evidence of the business outside of the home. With an outdoor venue there would need to be evidence of the business outdoors with tables, chairs, tents, portable restrooms, etc. Would like to amend a couple parts of the in-home business ordinance to allow them to follow the rules. Would like to work with the City and also with the community to make everyone happy and move forward with their business.

Wusterbarth asked about the 6 dates in 2022 and the 4 dates in 2023 that are already scheduled, are all these events in the evening or during the day?

Sowle replied some events are just the ceremony which would be during the day, some are just the reception which would be at night, and some are both. Setting up would be in the morning and it could be an all-day event. The events would end at 10pm to follow the City noise ordinance, giving them an hour for clean-up. Wusterbarth stated he talked with a neighbor and this neighbor did not have any problems with the venue. He questioned if any other neighbors were heard from.

Sowle replied he was unaware of any opposition until the Council meeting, and it was to his understanding that the only concerns were the land across the street being developed into a sub-development, which is not their intentions at all. Because they were unaware of any opposition, Sowle and Jensen met with the neighbors in the parking lot after said Council meeting and discussed their plans and explained their intentions for about 20-25 minutes. Sowle felt it was a position interaction and concerns were able to be voiced and explained. He felt everyone was on board, until the following Council meeting when Sowle learned the neighbors had contacted the Mayor and the Council with some complaints. Sowle agreed the parking and car headlights shining thru the trees was a problem that he did not anticipate. The other complaint of the smell of cigarette smoke and perfume, as well as the headlights would be solved by moving the parking across the street, which is their plan.

Wusterbarth questioned the proposed amendments in the Conditional Use Permit. He is in favor of the venue and making it work but wants to make sure all ordinances are followed, and asked Attorney Calvert what his opinion is on the Conditional Use Permit.

Attorney Calvert answered that he would recommend not making amendments to the home occupation ordinance. This is not an in-home occupation. It is an outdoor event/outdoor venue.

Schreiber commented there will be tents and such outside, is the going to be a problem in the ordinance, or will it need to be handled differently than an in-home occupation. Will that be able to be solved with the conditional use permit.

Calvert stated it first needs to be an in-home occupation to use the conditional use permit. Calvert does not believe it qualifies as an in-home business.

Wusterbarth commented that graduation parties happen each year in the City and they never get permitted to have tents.

Werner commented that this ordinance is made to protect the City from having other in-home businesses from expanding outside the home and putting up tents in their yards. The only difference here is that it is located on the outskirts of town and not in the middle of the community.

Schreiber mentioned he has heard from people outside of Oconto comment on the improvements of the barn and the appeal it creates for the City.

Calvert commented if it was zoned as Commercial there would be no problem, but it is R2 zoning.

Wusterbarth commented they could rezone to Commercial, but then we run into the issue if we want to allow spot-zoning or not.

Sowle commented it is allowable to have a tavern in R2 zoning, and a tavern could put up a tent if they wanted. Sowle stated he is willing to be open to other pathways if the Conditional Use Permit is not the answer.

Calvert commented the research that was done for this venue was done mainly for the indoor barn venue. Now that is off the table and Sowle has moved to what is an outdoor event, so that changes things drastically. A new outdoor event ordinance could possibly be made.

Wusterbarth commented we could make an outdoor event ordinance, but we would have to include restrictions such as minimum acreage and supply a parking lot with so many spaces. Wusterbarth suggests we make the motion to send this to Council to see if they would want to create this ordinance and what we would need to include in it.

Calvert stated it does not fit as a home occupation and that is not the avenue we should take. He suggests we take creating a new ordinance to the Council.

Sowle commented he understands and is willing to help find a new path if he has the public and Council support.

Werner asked what the timeframe looks like, and can it allow them to move forward with their business.

Wusterbarth stated we could bring it to Council, Calvert would have to draft the ordinance and bring it to Council for approval. Then it would need to be published two times. The fastest would be maybe January, but probably February or March.

Sowle mentioned if they wait until February, they will lose most of their bookings. Can they still host their weddings and keep moving forward and collect revenue while this happens?

Wusterbarth stated that recommendation would have to come from Council.

Mayor Heier asked three times for public input.

**Motion by Bake, second by Wusterbarth to close the Public Hearing at 6:31 pm.
Motion carried upon verbal voice vote.**

6 ayes

**Minutes of the Plan Commission Held
On Tuesday, November 16th, 2021 Pursuant to Notice Duly Given**

1. Meeting called to order by Mayor Heier at 6:31 p.m.
2. Roll Call: Mayor Heier, Jeremy Wusterbarth, John Bostedt, Al Schreiber, Bob Bake, and Mike Werner
Excused: John Matravers
Also Present: Building Inspector Joe Last, Attorney Frank Calvert, Administrator Brittney Bickel as recording secretary, and other interested parties
3. Approval of Agenda
**Motion by Schreiber, second by Bake to approve the agenda as presented.
Motion carried upon verbal voice vote.** **6 ayes**
4. Approval of Minutes from 09/07/2021 meeting.
**Motion by Wusterbarth, second by Bostedt to approve the Minutes from 09/07/2021 meeting.
Motion carried upon verbal voice vote.** **6 ayes**
5. Correspondence/Public Input: None.

6. Discussion/Possible Recommendation on:

- a. Conditional Use Permit for Riley Sowle for parcel #265-33240752157Q & #265-33240822164B:

Motion by Wusterbarth, second by Bostedt to forward on to the Council the possibility of creating a new Ordinance for an Outdoor Event Venue.

Motion carried upon verbal voice vote.

6 ayes

- b. Certified Survey Map for Anita Jensen & Riley Sowle Property Located in the City of Oconto

Motion by Wusterbarth, second by Bake to approve the Certified Survey Map for Anita Jensen & Riley Sowle Property located in the City of Oconto.

Motion carried upon verbal voice vote.

6 ayes

- c. Certified Survey Map for LeTourneau Plastics Property Located in the City of Oconto

Motion by Wusterbarth, second by Bake to approve the Certified Survey Map for LeTourneau Plastics Property located in the City of Oconto.

Motion carried upon verbal voice vote.

6 ayes

7. Adjourn

Motion by Bake, second by Schreiber to adjourn.

Motion carried upon verbal voice vote.

6 ayes

Meeting adjourned at 6:37 p.m.

Respectfully Submitted:

Brittney M. Bickel

Administrator