

CITY OF OCONTO
MINUTES OF THE MEETING OF THE PLAN COMMISSION

City Hall – Council Chambers
1210 Main St, Oconto, WI 54153
TUESDAY, JUNE 14, 2022 - 4:30 PM

Draft for Approval

Meeting of the Plan Commission called to order at 4:30 pm by Mayor John Panetti

Roll Call –

Members Present: Mayor Panetti, Butch Mehlberg, Jeremy Wusterbarth, Bob Bake, Joe Last, John Matravers, and Mike Werner

Also present: City Attorney Frank Calvert, City Administrator Brittney Bickel and as recording secretary, and other interested parties

Members Excused: none

Approval of Agenda –

MOTION: Wusterbarth / Werner

Motion to approve the agenda as presented for the Plan Commission meeting on June 14, 2022. Voice Vote: 7 ayes - MOTION CARRIED

Approval of Minutes –

MOTION: Bake / Matravers

Motion to approve the minutes as presented for the Plan Commission meetings on April 19, 2022. Voice Vote: 7 ayes - MOTION CARRIED

Correspondence/Public Input –

- Jim Hornblad, 112 Holtwood Way, spoke against the beer garden and rezoning request for 116 Holtwood Way
- Janine Hornblad, 112 Holtwood Way, spoke against the beer garden or other potential ideas and rezoning request for 116 Holtwood Way
- Bob Webster, 115 Robin Lane, spoke against the beer garden and rezoning request for 116 Holtwood Way
- Riley Sowle, 1240 McDonald St, spoke in support of the beer garden and rezoning request for 116 Holtwood Way

Discussion/Recommendation on –

- a. Certified Survey Map for Gary Sowle located in the City of Oconto
Wusterbarth explained it was reviewed by the County and the one matter that was reported was addressed and corrected.

MOTION: Wusterbarth / Bake

Motion to approve the CSM as presented for Gary Sowle.

Voice Vote: 7 ayes - MOTION CARRIED

- b. Certified Survey Map for Robert & Vickie Bickel located in the City of Oconto
Wusterbarth explained it was reviewed by the County and there were no issues reported.

MOTION: Wusterbarth / Matravers

Motion to approve the CSM as presented for Robert & Vickie Bickel.

Voice Vote: 7 ayes - MOTION CARRIED

- c. Certified Survey Map for Garrett Sowle & Courtney Peter located in the City of Oconto
Wusterbarth explained he worked with the surveyor, and the CSM was reviewed by the County and there were no issues reported. He pulled up the map of the property (lot 1) on the projector screen. He explained they are combining the 2 parcels and extending the road right-of-way up further to allow the Sowles access to the property. A concern regarding the drainage ditch was asked - Wusterbarth explained the drainage ditch is on City owned property and will not be affected.

MOTION: Werner / Wusterbarth

Motion to approve the CSM as presented for Garrett Sowle & Courtney Peter.

Voice Vote: 7 ayes - MOTION CARRIED

- d. Petition for Zoning Amendment from Courtney & Garrett Sowle to Amend the Zoning for Parcels #265-33240752157M and #265-33240752157R from Residential Single Family (R1) to Recreational (REC)

Garrett and Courtney Sowle presented a 25-minute Power Point presentation (which is available for viewing at the office of the City Administrator). Wusterbarth asked if the would be required to apply for a Conditional Use Permit if the Ordinance was changed to allow a beer garden, would that CUP go thru the Plan Commission before going to Council - Bickel answered "correct" - attorney Calvert corrected "not to Council, only approved or denied by Plan Commission". Werner expressed concern of the neighbors being "sandwiched" between The Riviera outdoor event venue and this potential beer garden with food trucks and both with potentially a lot of people attending. Bake asked if it was spot zoning. Joe Last answered "no", it is adjacent to Recreational property. There was back and forth discussion between many of the public attendees that started to get loud and tense. Order was called by the Mayor. It was decided to forward the decision on to the Council for them to decide.

MOTION: Wusterbarth / Mehlberg

Motion to approve the petition for zoning amendment as presented.

Voice Vote: 7 ayes - MOTION CARRIED

Adjournment –

MOTION: Last / Matravers

Motion to adjourn at 5:30 pm. Voice Vote: 7 ayes - MOTION CARRIED

Respectively submitted by
Brittney M. Bickel, City Administrator