

CITY OF OCONTO
MINUTES OF BUILDING INSPECTION AD-HOC COMMITTEE

City Hall – Council Chambers
1210 Main St, Oconto, WI 54153

WEDNESDAY, JUNE 15, 2022 - 3:00 PM

Draft for Approval

Meeting called to order at 3:01 pm by Mayor John Panetti

Roll Call –

Present: Voting Members: Mayor Panetti, Jeremy Wusterbarth (arrived at 3:06 pm),
John Wittkopf, Ron Daul, Steve Stock, and Brittney Bickel -also as recording
secretary

Non-Voting Members: Joe Last

Also present: Attorney Frank Calvert

Excused: Mike Rehberg and Josh Bostedt

Nominations & Vote for Election of Chair –

Mayor Panetti opened the floor for nominations for Building Inspection Ad-Hoc
Committee Chair.

Daul nominated Steve Stock.

Wittkopf seconded nomination for Steve Stock.

Mayor Panetti asked 3x if there were any other nominations, hearing none.

MOTION: Daul / Wittkopf

Motion to approve Steve Stock as the Building Inspection Ad-Hoc Committee Chairperson.

Voice Vote: 5 ayes - MOTION CARRIED

Nominations & Vote for Election of Vice Chair –

Mayor Panetti opened the floor for nominations for Building Inspection Ad-Hoc
Committee Vice Chair.

Wittkopf nominated Ron Daul.

Stock seconded nomination for Ron Daul.

Mayor Panetti asked 3x if there were any other nominations, hearing none.

MOTION: Wittkopf / Stock

*Motion to approve Ron Daul as the Building Inspection Ad-Hoc Committee Vice
Chairperson. Voice Vote: 5 ayes - MOTION CARRIED*

Mayor Panetti turned the meeting over to Chairperson Steve Stock.

Approval of Agenda –

MOTION: Daul / Wittkopf

*Motion to approve the agenda with addendum as presented for the Building Inspection Ad-
Hoc Committee meeting on June 15, 2022. Voice Vote: 5 ayes - MOTION CARRIED*

Approval of Minutes –

MOTION: Daul / Stock

Motion to approve the minutes as presented for the Building Inspection Ad-Hoc Committee meeting on April 12, 2022. Voice Vote: 5 ayes - MOTION CARRIED

Public Input/Correspondence –

- Nick Dunks, owner of Dunks Doors, spoke in favor of agenda item 8a. stating with rising material prices it costs \$1,000 just to replace a door. This is maintenance, not an improvement in his opinion. \$500 is the current amount that needs a permit, he feels it should be realistically \$2,000, or more optimally \$4,000.
- Courtney Sowle, 116 Holtwood Way, spoke in opposition of the Conditional Use Permit in agenda item 8g, instead wanting to change the ordinance to allow Beer Gardens in the regular allowable uses in Recreational Zoning.
- Dale Thompson, 106 Robin Lane, spoke in opposition of agenda item 8f and 8g.
- Robert Daly, 215 Porter Ave, handed out a sheet of information (which is available for viewing at the office of the City Administrator), and spoke in favor of agenda item 8b. Jeremy Wusterbarth, Director of Board of Public Works, stated this item is a Board of Public Works issue and he will put it on the next BPW agenda.
- Riley Sowle, 1240 McDonald St, handed out a packet of information (which is available for viewing at the office of the City Administrator), and spoke in favor of agenda item 8f.

Discussion/Recommendation on –

- a. Recommendation from Resident to increase the ordinance for a needed building permit from \$500 to a larger amount due to rise in material costs

Discussion was had regarding building permits and maintenance vs improvements.

What is the cost for a \$500 project - \$500 up to \$5,000 projects require a \$30 permit fee. Material prices will go back down, do we amend the prices again?

MOTION: Wusterbarth / Daul

Motion to deny the request to increase the ordinance.

Voice Vote: 6 ayes - MOTION CARRIED

- b. Recommendation from Resident regarding monitoring excessive speed on Porter Ave/Washington Street

Wusterbarth explained this is a Board of Public Works Committee issue, not for Building Inspection Ad-Hoc Committee. He will include it on the next BPW Agenda.

- c. Recommendation from Resident to prohibit golf carts in the City of Oconto

The requesting Resident did not elect to speak at the meeting.

MOTION: Panetti / Wittkopf

Motion to deny the request to prohibit golf carts.

Voice Vote: 6 ayes - MOTION CARRIED

d. Ordinance Sec. 11-2-2 - Carrying Concealed Weapons Prohibited

Attorney Calvert explained our current Ordinance indicates it is illegal to carry concealed weapons. Amending the Ordinance to comply with Wisconsin State Statutes to allow concealed carry with required permit.

MOTION: Wusterbarth / Daul

Motion to approve an ordinance regarding revisions to the public safety ordinance in the municipal code of ordinances for the City of Oconto - Section 11-2-2.

Voice Vote: 6 ayes - MOTION CARRIED

e. Ordinance Sec. 2-2-13 - Common Council Quorum

Bickel explained our current Ordinance states a quorum of 7 Alderpersons which is in reference to when we had a Council of 12 members. We now have 6 members of the Council and a quorum would be equal to 4 Alderpersons.

MOTION: Wittkopf / Wusterbarth

Motion to approve an ordinance regarding revisions to the government and administration ordinance in the municipal code of ordinances for the City of Oconto - Section 2-2-13.

Voice Vote: 6 ayes - MOTION CARRIED

f. Addition to Conditional Uses in R-2 Zoning

One or two lines would be added to the Conditional Uses in R-2 Zoning to allow Special Event/Wedding Barns and Venues as a Conditional Use. Upon approval and adoption and request for a Conditional Use Permit by the property owners, this ordinance revision would put an end to the "Three-Year Trial Basis". Daul expressed opinion that the "Three Year Trial Basis" should remain in place and no revisions should be made at this time.

Mayor Panetti expressed concern regarding the pending lawsuits and asked to go into Closed Session. Bickel explained the Committee cannot go into Closed Session without proper notice on the agenda to the public. A request was made to Table the agenda item and go on next agenda under Closed Session. It was explained that there are very limited allowable exceptions to go into Closed Session and this does not qualify. Stock expressed opinion that this matter has been going on for a long time and wants to make the steps to bringing it to a conclusion.

MOTION by Panetti, second by Daul to recess and caucus at 3:46 pm.

Voice Vote: 6 ayes - MOTION CARRIED

Mayor Panetti and Ron Daul stepped out of the room.

MOTION by Wusterbarth, second by Wittkopf to go back into the public meeting at 3:51 pm. Voice Vote: 6 ayes - MOTION CARRIED

Roll Call: Mayor Panetti, Jeremy Wusterbarth, John Wittkopf, Ron Daul, Steve Stock, Brittney Bickel, Joe Last, Attorney Frank Calvert, and other interested parties.

MOTION: Wusterbarth / Wittkopf

Motion to approve an ordinance amending conditional uses in R-2 zoning (8) Special Event/Wedding Barn Venue and (9) Outdoor Special Event/Wedding Venue

Voice Vote: 6 ayes - MOTION CARRIED

g. Addition to Conditional Use in Recreational Zoning

Addition to the ordinance in Recreational Zoning for beer gardens. Bickel handed out beer garden ordinance examples from other cities as a guide to decide what requirements and regulations would work best for our city. Joe Last stated he would work with Courtney Sowle on an ordinance and bring it back to the Building Inspection Ad-Hoc meeting for approval before it would need to go to the Council for approval. Courtney Sowle stated her proposed opening date is July 1st, if this ordinance has to wait until the July Council, it will be mid-July until it is approved. The Committee agreed to schedule another Building Inspection Ad-Hoc Committee meeting before June 30th, and a Special Council meeting the same night. It was requested for all items from this meeting go to that Special Council meeting.

Adjournment –

MOTION: Matravers / Wusterbarth

Motion to adjourn at 4:00 pm. Voice Vote: 6 ayes - MOTION CARRIED