

**Town of St. Germain
Planning & Zoning Committee Meeting
June 24, 2002**

It was noted this meeting was posted in accordance with Public Meetings Laws, State of Wisconsin Statutes.

AGENDA:

1. **ROLL CALL:** Mr. Holthaus, Mr. Santefort, Mr. Gern, Mrs. Platner, and Mr. Odette and eight members of the public.
2. **APPROVAL OF AGENDA:** A motion was made to approve the agenda as posted and seconded was made. Motion unanimously carried.
3. **APPROVAL OF MINUTES:** Tape was bogged, could not understand.
4. **DISCUSSION / BUSINESS:**

4.1 Chairman's Reports / Communications: Tape was bogged, could not understand.

4.2 Review / Action of Permit and Plan Submittals: Tape was bogged, could not understand.

Motion was made to accept the Conditional Use Permit for Jan Anderson. Discussion was had.

Ms. Platner stated that the phraseology is poor and it needs to be re-worded. For example, if somebody does amateur carpentry or builds stuff, that is not a home occupation. Ms. Platner went to the Vilas County definitions to see what the comparison was and they only had three simple ones. There was a discussion on what the ordinance says and what it should say.

Mr. Holthaus said if it was the consensus of the committee is to delete it, that is what the recommendation will be. He felt that Ms. Anderson fell in that category.

Motion unanimously carried.

Mr. Holthaus mentioned the primary objective of the ordinances is to allow the Town to see what is going on before and not after the fact. This way we get an idea of what is going on and that's why the conditional uses are listed as they are not intended to deny those kind of activities by only to see what is going on ahead of time. With that in mind, he believes the fee structure, there is a separate fee ordinance that the Town has which establishes the fees for variances, conditional use permits, etc. He

suggested to the committee that they review the fee structures and come back with a recommendation to the Town Board to lower, especially the Conditional Use Permit Fee of \$250.00 down to about \$75.00. It is not intended to be a money making activity. If anyone would like to call around to other towns, they may feel free. The committee would like to make this recommendation to the Town at the July 8, 2002 meeting. Ms. Platner suggested that one person do this so they have all the information. Mr. Ebert had a list of the towns that did have permits and the names of the people that issue them.

Mr. Ebert stated that he was getting calls and people stopping by that were concerned about Richter's gravel pit behind Leisure Estates. Richter went in there last fall and cut all the trees down to the lot line. County ordinance states that they have to maintain a 50 foot buffer. It is out of the Towns jurisdiction so Fred Radtke has been looking into that. Mr. Radtke stated that they were cut without a permit. Due to some restrictions of non paid taxes, the County refused the permits and Richter did it anyways. It was also noted that Richter's are hauling stuff into this area which is not allowed. A discussion was had with regards to this. This item is on the agenda for the next Vilas County Zoning Meeting at July 11, 2002.

Mr. Ebert stated that Chris Hewitt would like to put a duplex up in Holiday Estates. The lot is on Lullaby Lane. Mr. Ebert advised Mr. Hewitt that it was zoned Conditional Use in there. Mr. Ebert's concern was that he can meet setbacks and everything but somebody else a few years ago tried three different times to put duplexes in there and the County denied it. Mr. Hewitt stated he talked to the County and she said she looked it all up and thought it was okay. Mr. Hewitt stated that this duplex was for his family and mother who is ill. Mr. Hewitt explained his situation to the committee. St. Germain will allow it as a conditional use within that district. Mr. Holthaus questioned why the County wouldn't let the previous people do and now they would allow it. Mr. Ebert suggested that the Donna from the County should send the Town a letter stating their approval. They need to have a confirmation before any building permits are issued. Mr. Holthaus stated once the letter is received from Donna it would take about a month before he could proceed.

Mr. Ebert advised that Mr. Boltz, the owner of the storage buildings on Highway 70 East, would like to ad another storage building out there. He purchased some more land and would have more room. He is on Community Highway Zoning and it does ask for a Conditional Use Permit but it is already and exiting business.

Ms. Platner wanted to know why the County did not have any objections. Mr. Ebert will make this call. This will be tabled until more information can be obtained.

- 4.3 Discussion / Implementation of Long Range Planning and Zoning Considerations: Mr. Holthaus reminded the committee that the Public Hearing date of July 8, 2002 for Mobile Home / Manufactured Homes and SG-01-1 Amendments. The Mobile Home / Manufactured Homes will be at 5:00 p.m. and the SG-01-1 will be at 6:00 p.m. There will be no Planning & Zoning Committee Meeting that night. The Town Board will have their meeting after that. Hopefully the Town will take action on this and have the County review these amendments. Mr. Holthaus thought it was imperative that we get this done as fast as possible so we can eliminate these questionable areas that pose such a problem, so if we can expedite it would be to everyone's advantage.

Mr. Odette questioned 5.03 under the general section. A discussion was had with regards to this and suggestions made.

- 4.4 Policy Development Issues: No items discussed.

- 4.5 Committee Concerns: Mr. Odette addressed the June 17, 2002 meeting. He apologized to Jan Anderson for having to wait 40 minutes for her Conditional Use Permit and other items that happened last week.

Mr. Gern addressed the committee with regards to the car wash. He questioned the hazardous waste from the oil, grease, and gas and the septic system. He would like to see other examples from systems that are not on city sewer and water. A discussion was had with regards to this. It was stated that there was nothing that they could do to stop it but at least they could be prepared for this if it would come up in the future of the car wash. The committee updated Mr. Gern on the plans and development of the car wash. Mr. Gern questioned the driveway size and it was explained that he wanted it larger for trailers and such.

Mr. Gern wanted to know about the enforcement policy for the Richter gravel pit? Mr. Ebert stated that there was a person in Town looking to put another business there and when the person is ready he will come to the committee. Mr. Holthaus stated he received a permit for site preparation to cut the trees but when he started moving dirt he was in violation of the ordinance. A discussion was had in regards to this.