

**Town of St. Germain
Planning & Zoning Committee Meeting
September 9, 2002**

It was noted this meeting was posted in accordance with public meeting laws, State of Wisconsin Statutes.

AGENDA:

1. **ROLL CALL:** Ms. Platner, Mr. Gern, Mr. Holthaus, Mr. Odette and Mr. Santefort. Tim Ebert, Zoning Administrator and six members of the public were present.
2. **APPROVAL OF AGENDA:** A motion was made by Mr. Odette to approve the agenda as posted and Mr. Santefort seconded this motion. Motion unanimously carried.
3. **APPROVAL OF MINUTES:** A motion was made by Mr. Odette to approve the minutes from the August 26, 2002 minutes with corrections and additions being noted. Mr. Gern seconded this motion. Motion unanimously carried.
4. **DISCUSSION / BUSINESS:**
 - 4.1 Chairmans Report / Communications: No reports were given.
 - 4.2 Review / Action of Permit and Plan Submittals: No travel way permits were submitted for review.

Mr. Ebert discussed the layout plans for the Soderbloom deck/gazebo with regards to size and the states ordinance which was presented at a previous meeting. Mr. Ebert stated that there were issues other than setback that he would have to abide by. Mr. Soderbloom will have to go to the Town before going to the County for approval. Mr. Ebert stated he would like to see the County issue him the permit and then come back to us. Mr. Ebert said he talked to Jan today at the County and she said the concrete slab would be considered part of the structure. Mr. Ebert felt that the concrete slab would create a problem where the County would deny the permit.

Mr. Ebert advised that the county needs our permit before they will even go look at it. It was stated that St. Germain's ordinance does recognize the state ordinance. After discussion it was agreed that the statute is clear enough that Tim will give a permit per his drawing, siting the ordinance and put it on the permit. A motion was made by Ms. Platner that the zoning permit be issued for the proposed deck, submitted by the Soderbloom diagrams, such deck will not exceed the 200' as permitted by WI Stat 59.692 (1)(bn) or 1.15 in the St. Germain Ordinance. This motion was seconded by Mr. Odette. Motion unanimously carried.

Mr. Ebert submitted pictures for Lee Seis (the property where the snow caved in the roof) of a 1990 double wide mobile home that he would like to bring in to replace his old home. A motion was made by Mr. Odette to accept the pictures as submitted and to approve the setting of the double wide manufactured home. Mr. Gern seconded this motion. Motion unanimously carried.

Mr. Ebert handed out the proposed updated zoning permit fees. A review of the fees were discussed. Mr. Holthaus stated that it was moved on at the 08/26/02 meeting and it will be carried on to the Town Board tonight.

Mr. Ebert discussed the double wide manufactured home on Lingo Lane owned by Mr. Jim Miller. There has been complaints brought to Mr. Ebert because half of the home has the roof burnt off. Mr. Ebert was told it would be completed within 2 weeks and it is not done. Major damage was reported throughout the home with water damage from the fire and miscellaneous problems. The permit was issued in December of 2001, however, the history of this property owner, Mr. Holthaus stated that it was appropriate that we rescind the permit based on the evidence of the unit coming in and that some action had to be taken. Mr. Ebert also advised that the County will not do anything about it. A discussion was had on the possible actions that could take place and that the old ordinance did not cover this. Mr. Holthaus stated that we should ask Mr. Lucareli what the options are. He still has two years from 12/01 to complete this. Mr. Ebert stated that the permit was issued within the old ordinance and questioned the skirting. The committee agreed. Mr. Ebert stated that he would red tag it putting a stop order on it until Mr. Miller responds to Mr. Ebert or the Committee.

Mr. Holthaus discussed the Verizon Utility Pad on St. Germain Blvd. He and Mr. Odette Verizon and they have been in discussion with Bruce Weber about relocating the pad 2.5 blocks down east on the road. They would like the Town to put it in the right-a-way so problems wouldn't arise in the future. A discussion was had as to what should be recommended to the town board. The other location is lots 3 & 4 or they could also go with the DOT. The option would be that they can either go farther east, pay Bruce \$20,000 forever, or go with the DOT.

- 4.3 Discussion / Implementation of Long Range Planning & Zoning Conditions:
There was a discussion on the sign, lighting, and blight ordinances. Mr. Holthaus stated he felt that the Arbor Vitae Sign Ordinance was very good and that we could change it to our plans. Mr. Gern showed the one he had drafted. Mr. Holthaus suggested that at the next meeting that we only schedule the sign ordinance so we can get it out to the public. A discussion was had.

Mr. Odette discussed the Blight Ordinance (Burbank copy). Many complaints are still coming in throughout the Town. Mr. Ebert and Mr. Holthaus went out and composed a list of 6 places that complaints were coming in about. The county does have a health ordinance to which the Town goes by. Mr. Holthaus wanted to know if we should handle this or if the County should. Mr. Holthaus stated that we could write the County a letter with the complaints and let them handle it. He said he will not release the list but will hand it over to the County for action and have them advise what their intents will be. Mr. Ebert also mentioned that the County states they can have one unregistered vehicle in the yard. It was decided that this complaint would also be submitted to the County.

A member of the public, Mr. Radtke, wanted to know if the Town could adopt the County ordinance and then have our own powers for enforcement. Mr. Radtke stated it could take a few years before the County would enact on it.

Mr. Santefort stated we should send a letter to the offenders and state that they have 30 days to fix it or we'll turn it over to the County. Mr. Odette stated that we should turn the list over to the County, give them 60 days. If the county does nothing then we would have to handle this ourselves. A discussion was had.

4.4 Policy Development Issues: No issues were discussed.

4.5 Committee Concerns: Ms. Platner advised the committee that she and Mr. Ebert visited the Vilas County Zoning Department. They would like us to use the permit numbers for reference. They would also be able to download for Mr. Ebert the new properties every six months. They advised that it would be simple for them to put up a template with both agencies information.

They then went to Silver Bay Systems with regards to different computer systems. A quote was received for about \$2,400.00 for a lap top which was less than the desk top. She stated that she found a Dell and that was bout \$2,000.00. With this she stated the investment would be under \$3,000.00. Ms. Platner made a motion that the Planning and Zoning Committee recommend to the Town Board of St. Germain the purchase of a lap top computer, printer, scanner, digital camera and other necessary accessories for the purpose of producing, filing, and preserving the majority of the Town Zoning permits and records electronically. The above purchase shall not exceed a total cost of \$3,000.00. Mr. Gern seconded the motion. Motion unanimously carried.

4.6 Public Concerns: Ted Greg presented the committee with a residential home that is being rented on a weekly basis in Forest Hills on Little St. Germain. They would like to know where they can go for assistance because this area is not a permitted use for a rental of a residential home in this area for a weekly rental. Mr. Holthaus stated that the County and the Town would have to enforce this. He said that we can put a letter out to the owners/managers, Leisure Time Rentals

(Allison Berringer) with regards to the property at 1589 Hill Circle. Ms. Berringer stated they went to the County and got permission to rent this. However, it was reported that they received a Health Permit to which this department does not research rules or regulations on this. They can rent the property if they use that address as a permanent living address. Mr. Holthaus will write the owner and advise him of the ordinances.

Mr. Holthaus asked Mr. Santefort if the MLS letter got sent with regards to realtor signs. Mr. Santefort stated it did not but he will send it out shortly.

5. **ADJOURNMENT:** Mr. Santefort made a motion to adjourn the meeting. Mr. Odette seconded the motion. Motion unanimously carried.

Respectfully submitted,

Peggy A. Nimz

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