

**Town of St. Germain
Planning & Zoning Meeting
December 16, 2002**

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

AGENDA:

1. **ROLL CALL:** Mr. Holthaus, Mr. Odette, Ms. Platner, Mr. Gern, Mr. Santefort, Mr. Ebert and seven members of the public.
2. **APPROVAL OF AGENDA:** A motion was made by Mr. Odette to approve the agenda as posted and Mr. Gern seconded the motion. Motion unanimously carried.
3. **APPROVAL OF MINUTES:** A motion was made by Mr. Odette to approve the minutes from the November 11, 2002 meeting with the amendments of two spelling errors. Ms. Platner seconded this motion. Motion unanimously carried.
4. **DISCUSSION / BUSINESS:**

4.1 Chairman Report / Communication: Mr. Holthaus discussed the letter for the MLS with regards to their signs.

The Saeger group was sent an informational letter with regards to their weekly rentals in a R-1 Single Family and Lakeshore Residential. A reply has not been received.

A letter was received from the County with regards to the Scott's and the semitrailer in their neighbors back yard. It said that Vilas County has the property zoned as General Business or Commercial and they currently do not recognize St. Germain's current zoning of that property. The Town would have to enforce it, Vilas County will not. Scott's have been advised of this.

4.2 Review / Action of Permit & Plan Submittals: Mr. Ebert submitted Travelway Permits for Richard Kleven on South Bay Road and Tom & Lynn Wiese on Lingo Lane. No problems were noted for either permit. Mr. Santefort made a motion to approve the Traveway Permits as submitted. Mr. Odette seconded this motion. Motion unanimously carried

Also submitted by Mr. Ebert was the new CUP Request Form for committee approval. Suggestions were given for a more user friendly form and Mr. Ebert will bring it back to the next meeting for approval with corrections and additions.

Mr. Ebert advised that Miller property was checked and at this time there looks to be progress going on. Mr. Ebert will keep the committee posted.

It was brought to Mr. Ebert's attention that there is a two story unit at Elbert's that is currently unrentalable and they would like it condemned or burned down. A discussion was had with regards to the condo association rules and regulations. Mr. Holthaus contact Jim Anderson, Condo Manager, and get more information with regards to this.

A submittal was recieved from Brad Waldmann of Waldmann Construction for a premilinary subdivion plat at the corner of Half Mile Road and 155 consisting of 15 lots. This is a preliminary plat. Soil reports and plat fees accompanied the paperwork. A discussion was had with the committee with comments, concerns and questions to which Mr. Waldmann answered.

Mr. Waldmann asked what was his next step was on proceeding with this project? Mr. Holthaus advised that he needed an approval from the committee and that he would send a letter out with all the information and fees that will be needed.

Mr. Odette made a motion to approval the preliminary plat map of Golden Retreat Estates dated November 13, 2002. Mr. Santefort seconded the motion. Motion unanimously carried.

Mr. Holthaus advised that the property on 155 and Birch Springs Road is going to be purchased by the Vilas County Museum from John Eliason. The museum is working on getting that parcel annexed into the Town of Plum Lake. This annexation is needed to keep the funding and/or grant that comes into the museum.

4.3 Discussion / Implementation of Long Range Planning & Zoning Considerations. Mr. Holthaus, Ms. Platner, and Mark Hiller met (Bob Fath was out of Town) to discuss the proposed sign ordinance. Ms. Platner led the discussion with a handout.

copy

A member of the public addressed the committee with concerns as to why it is taking so long and why we can't get it done in a few weeks. She would like to just adopt the Arbor Vitae one and get it done.

Ms. Platner responded that they would like to get a subcommittee together to compare other sign ordinances and do both off and on premises signs. Mr. Gern expressed his concerns. A subcommittee was proposed of Mark Hiller, Bob Fath, Mr. Odette, Ms. Platner and Mr. Gern

4.4 Policy Development Issues: No issues were discussed.

4.5 Committee Concerns: No concerns were discussed.

4.6 Public Concerns: Mr. Green questioned when we received the information for the subdivision plat that was presented tonight? He stated that they had to be submitted fourteen days prior to the meeting with enough copies for the entire committee. It was noted that only two copies were received. The committee felt no need to change the motion made earlier due to any and all questions and concerns being answered by Mr. Waldmann. Mr. Holthaus stated we'll will do better next time. Consistency will be used next time.

4.7 Time & Date of Next Meeting: January 13, 2002 will be the next meeting. 5:00 p.m.

5. **ADJOURNMENT:** A motion was made by Mr. Odette to adjourn the meeting and Ms. Platner seconded the motion. Motion unanimously carried.

Respectfully submitted,

Peggy A. Nimz

Peggy A. Nimz