

**St. Germain Planning & Zoning  
December 8, 2003**

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

**AGENDA:**

1. **Roll Call:** Ed Odette, Jim Santefort, Mary Platner, Lee Holthaus, Tim Ebert, Zoning Administrator, and five members of the public. Mr. Gern was not present due to sick leave.
2. **Approval of Agenda:** It was noted by Mr. Holthaus that WERL and Vilas County New Review received a copy of the agenda. Mr. Santefort moved to accept the agenda as posted and Mr. Odette seconded the motion. Motion unanimously carried.
2. **Approval of Minutes:** Mr. Odette moved to defer the minutes until further notice and Ms. Platner seconded the motion. Motion unanimously carried.
3. **Discussion/Business:**
  - 4.1 Chairmans Report/ Communications: None noted.
  - 4.2 Review / Action of Permit & Plan Submittals:
    - A. *DeRuiter Conditional Use Permit.* Mr. Santefort moved to approve the Conditional Use Permit for Ted and Carole DeRuiter located at 1795 State Highway 155. Ms. Platner seconded the motion. Motion unanimously carried.
    - B. *Arbutus Estates - Final Plat.* Steve Favorite was present on behalf of Johnna and Jack Harman. The committee had previously received the final plat maps for their review. Mr. Santefort moved to approve the Arbutus Estates Final Plat dated 11/25/03 as submitted. Ms. Platner seconded the motion. Motion unanimously carried.
    - C. *Evergreen - Final Plat.* Steve Favorite was present on behalf of Tall Edge Venture, LLC. The committee had previously received the final plat maps for their review. Ms. Platner moved to approve the Evergreen Final Plat dated 11/26/03 as submitted. Mr. Santefort seconded the motion. Motion unanimously carried.
  - 4.3 Discussion / Implementation of Long Range Planning & Zoning Consideration:

Mr. Odette and Mr. Holthaus had previously discussed changes that would need to be made to the zoning ordinances of wording, additions of ordinances (Board of Appeals) and changes in the map. These items will have to be worked on and sent for legal counsel.

With regards to the Board of Appeals, the committee would like it to be one member of the Town Board, who is not a member of the zoning committee, plus four members of the public. Mr. Odette felt maybe it should be all members of the public and no one from the Town Board. The Town Board would appoint these people. Mr. Holthaus will put these items in a draft form, fax to the committee and go on from there for approval. It was also suggested to have five members of the public and one liaison from the Town Board.

Mr. Holthaus questioned the definition of "home occupation" and a discussion was had as to changing the wording. They will put the new definition up to a draft.

A suggestions was made that in residential zoning districts, there should be limit on the size of accessory buildings depending on size of the land. Temporary tent structures with metal frames and roofs would also have to be considered with this.

A discussion was had that in the Downtown Business District that a lot in a business district should be 1.5 acres vs. 20,000 square feet.

The only map changes would be by the Snowmobile Hall Of Fame, and island area by Little Mamie Lake.

The committee would also like to see specific dimensions in buffered areas.

**4.4** **Policy Development Issues:** None noted.

**4.5** **Committee Concerns:** Ms. Platner questioned the car wash's landscaping that was supposed to be done. The conditional use permit was approved in good faith with stipulations of landscaping. Mr. Holthaus will make a follow-up phone call with Mr. Jakubec.

Ms. Platner also advised that she composed a list of people that would be effected by the sign ordinance. 85 letters were sent out. She then advised on the next step. how things are going.

**4.6** **Public Concerns:** None noted.

**4.7** **Time & Date of Next Meeting:** January 12, 2004.

**5. Adjournment:** Mr. Santefort moved to adjourn the meeting and Mr. Odette seconded the motion. Motion unanimously carried.

Respectfully submitted,

*Peggy A. Nimz*

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Public Hearing for DeRuiter Conditional Use Permit  
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Roll Call: Ed Odette, Jim Santefort, Mary Platner, Lee Holthaus, Tim Ebert, Zoning Administrator, and five members of the public. Mr. Gern was not present due to sick leave.

Mr. Holthaus called the meeting to order and advised that this is a Public Hearing for a Conditional Use Permit for Ted and Carol DeRuiter at 1795 State Highway 155.

Chairman Holthaus opened the hearing up explaining the reason Mr. DeRuiter was applying for a Conditional User Permit and the location of the building. At this time, Mr. Holthaus opened it up for public discussion.

Tom Ryan questioned if it was going to be commercial and residential. Mr. DeRuiter explained that it was going to be for office space only. No retail business will be established there. Mr. Holthaus advised that it would fall under a home occupation. Mr. Ryan stated that it does not fall under home occupation because there is nobody residing in the residence. The committee went over the ordinance and a discussion was had.

Mr. DeRuiter's neighbor, Mr. Geiger, was present and stated that he would approve this.

At this time there were no more questions from the floor. Mr. Odette moved to close the hearing and Mr. Santefort seconded the motion. Motion unanimously carried.