

TOWN OF ST. GERMAIN
P. O. BOX 7
ST. GERMAIN, WI 54558
www.townofstgermain.org

Minutes, Zoning Committee – May 08, 2019

1. **Call to order:** Meeting called order by Ritter at 5:30pm
2. **Roll call, establish a quorum:**
Committee members present: Cooper, Strom, Hensen, Schell, Ritter, Ebert
Also present: Tom Schepp
3. **Approve minutes of April 4, April 11, April 15, April 23 and May 2, 2019 minutes:**
Motion Hensen, second Cooper to approve all minutes as presented. Motion passed by 4 to 0 with Schell abstaining as he was not a committee member for the earlier meetings.
4. **Public comments:** Mr. Schepp informed the Committee that re-surveying of his property in order to conjoin the two parcels resulted in the NW corner of his property moving south by about 13 feet and the SW corner moving north by about 6 feet resulting in the W lot line being approximately 19 feet narrower than as depicted on the site map accompanying his CUP application. He was wondering if the Committee would allow him to reduce the 20 feet deep natural vegetive buffers accordingly. Committee response was that the 20 feet buffer was a provision of the conditional use permit and that we could not amend that now. He will need to work with the amended lot size even if it means adjusting building sizes.
5. **Zoning Administrator report:**
 - a. Ebert shared a concern with confusion in the Zoning Ordinance pertaining to section 1.111 definitions of “Dwellings” and “Dwelling Units” and how those definitions apply to section 1.306(F). The Committee concurred that language in the ordinance needs to be modified to eliminate the confusion. Ritter will draft a revision for consideration at a future meeting.
 - b. Ebert discussed his concern with assessing Travelway Permit fees to loggers who typically permanently close those temporary access points when logging operations are completed. Ritter will place this topic on a future agenda for discussion.
 - c. Ebert raised concerns about the Town mandating the conjoining of parcels when a structure is to be built on two parcels over the common lot line. Ritter suggested that perhaps the Zoning Ordinance needs to be changed to authorize the Town to require conjoining of parcels and to define exactly what conjoining entails. This needs more investigation before further discussion.

6. **Approve "Westview Trail" as a private driveway name off County Hwy G:** Motion Cooper, second Schell to approve as requested by Vilas County Mapping for private road properties on Stella Lake off Highway G.
7. **Discuss/approve proposal to delete §1.203 from the zoning ordinance and place that provision only in the residential districts restrictions:** Motion Schell, second Hensen to approve the proposed changes for advancement to the Town Board. Motion passed by unanimous voice vote.
8. **Approve changing name of Chapter 2 from Travelway to Driveway ordinance and making corresponding changes within the ordinance based on advice of town attorney when reviewing draft Emergency Vehicles Access ordinance:** Motion Cooper, second Hensen to approve the proposed changes for advancement to the Town Board. Motion passed by unanimous voice vote.
9. **Consider implementing a check list for the Zoning Administrator to provide a document given to Zoning Permit applicants listing all reasons a permit has been denied:** Ritter presented a draft checklist. Ebert had some concerns with it. Committee consensus what that the checklist idea has merit but that more refinement of the document is needed before it is implemented. Ritter will continue developing this and bring it back to the Committee at a future meeting.
10. **Approve:**
 - a. **Zoning Administrator duties:** Motion Cooper, second Schell to approve the duties and compensation as presented but with wording changes from "travelways" to "driveways". Motion passed by unanimous voice vote.
 - b. **Zoning Administrator "Statement of Compensation Due":** Motion Cooper, second Strom to adopt procedure and form as presented. During discussion Ritter confirmed he will work one-on-one with Ebert to implement the procedure. Motion passed by unanimous voice vote.
11. **Committee concerns:** Cooper asked if any progress has been made at Premier Powersports regarding the CUP mandated vegetative buffer. No one knew for certain. Ritter suggested we each drive by before our next meeting and report back under Committee Concerns at our next meeting. If we are not satisfied with progress we will put the topic on a meeting agenda and discuss how to proceed.
12. **Adjourn:** Meeting was adjourned at 7:20pm