

**Town of St. Germain Planning & Zoning
January 12, 2004**

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

AGENDA:

1. **Roll Call:** Ed Odette, Mary Platner, Lee Holthaus, Tim Ebert, Zoning Administrator, and five members of the public. Absent was Jim Santefort and Dick Gern.

2. **Approval of Agenda:** It was noted by Mr. Holthaus that WERL and Vilas County News Review received a copy of the agenda. Mr. Odette made a motion to approve the agenda as posted and Ms. Platner seconded the motion. Motion unanimously carried.

3. **Approval of Minutes:** Mr. Odette made a motion to defer the minutes from the previous meeting until all had time to read them. Ms. Platner seconded the motion. Motion unanimously carried.

4. **Discussion/Business:**

4.1 Chairmans Report/Communications: None noted:

4.2 Review/Action of Permit & Plan Submittals:

A. Pine Valley Condo Amendment 12/29/03, Dave Konopacky was present and explained what changes were made. He had previously submitted the plans in advance for the committee. Mr. Holthaus said this is a courtesy to the Town to have it approved because the County was the party enforcing these changes because of the septic systems. Ms. Platner made a motion to approve the amended plan and Mr. Odette seconded the motion. Motion unanimously carried.

B. Mr. Ebert submitted a Travelway Permit for Jim Wendt, Northstar Real Estate and Development, Timber Trails, a new subdivision on Shields Road. Ms. Platner made a motion to approve the submittal and Mr. Odette seconded the motion. Motion unanimously carried.

C. Mr. Ebert advised that 188 permits were issued in 2003; 35 travelway and 153 building.

4.3 Discussion/Implementation of Long Range Planning & Zoning Considerations.

A. Proposed zoning amendments and Land Use Map changes discussion. Mr. Holthaus began the discussion with regards to past meetings and changing some ordinances.

1. The Board of Appeals was 3 board members and 2 members of the public. There was feelings about making in all public or one board members and four members of the public. Ms. Platner thought four and one and Mr. Odette Ed felt it should be all public with a liaison of Mr. Ebert for information purposes only. It was also stated that this Board of Appeals would have to have their own attorney. Vilas County has a 5 member board appointed by the chair. The committee will make the recommendation to the Town Board. Ms. Platner felt that the committee should wait until the complete zoning committee was present.

2. With regards to the Downtown Business District, add that residential lots within this classification would have to have 1.5 acres vs. 20,000 square feet. Fred Radtke questioned residential and multi-family residential and condo's. Ms. Platner advised that these are already classified at 1.5 acres.
3. Accessory buildings: Max. Sq. Footage is 200'. Pole buildings are an example. Ms. Platner felt that it should be done by acreage and that we should redefine the definition of accessory building compared to garage. Mr. Odette felt acreage and district should be the rules.
4. Minimum clearing dimensions for Town road right-a-way. The town is 66 feet but that doesn't mean they have to clear it all the way through that. Mr. Ebert felt that 40 feet should be a fair amount. It should be clarified that it doesn't have to be cleared 66 feet and that there should be a minimum width of clearing should be 40 feet of clearing. The letter came from Brad Waldmann with regards to his Golden Estate Retreat. Should have it also stated that no stumps buried in road or easement, 6-8 inches of gravel and should be black topped to become turned over to the town.
5. Under structure, temporary tents, car ports, etc. It was questioned how you could restrict it. Mr. Odette thought they would have to meet setbacks.
6. A concern was brought up with regards to travel trailers, 5th wheels, etc.
7. Home occupation definition.
8. Map changes of Snowmobile Hall of Fame, South Section Line by Indian Woods, Willy Weber property, Whitetail Inn Property at C & 70 from Forestry & Recreation to Community & Highway Business and public lands.

4.4 Policy Development Issues.

- A. Discussion on State UBC inspection requirements. As of December 18, 2003 this went into effect. The town can adopt an ordinance by hiring someone, take no action, or have the County do it.

4.5 Public Concerns: Fred Radtke questioned if there was going to be a Blight Ordinance. Ms. Platner said before we started that she wanted to finish the sign ordinance.

4.6 Committee Concerns: None noted.

4.7 Time & Date of Next Meeting: February 9, 2004 @ 5:00 p.m.

5. **Adjournment.** Mr. Odette made a motion to adjourn the meeting and Ms. Platner seconded the motion. Motion unanimously carried.

Respectfully submitted,

Peggy A. Nimz

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