

**MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE
MEETING: AUGUST 16, 2004**

Meeting Type: Regular Meeting of the P & Z Committee. The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law.

Members Present: Don Buchholtz, Bill Joost, Ed Odette, Mary Platner, Ted Ritter, Tim Ebert-Deputy Zoning Administrator was absent, Tom Martens-town clerk. Three people also signed the register.

- 1. Call to Order:** The meeting was called to order at 5:00 P.M. by Ed Odette, Chairman
- 2. Approve Agenda:** Motion Ritter seconded Platner that the agenda be approved as posted. Approved.
- 3. Approve Minutes:** Motion Platner seconded Buchholtz that the minutes of the August 2, 2004 meeting be approved as amended. Approved.
- 4. Public Comments:** There were no public comments.
- 5. Zoning Administrator Report –Discussion/Action**
Mr. Ebert was not present.
- 6. Ordinance Amendments- Discussion/Action:**
 - 6A.** There was a discussion concerning section 1.68 of the St. Germain Zoning Ordinance. Mr. Odette suggested that the qualifications for the Board of Appeal should include that the applicant not be a member of the St. Germain Town Board. This had already been brought up at the June 28, 2004 Planning & Zoning Committee meeting.
 - 6B. Zoning Map Changes:**
 - (1)** The northern portion of the Snowmobile Hall of Fame property should be changed from Residential Low Density to Commercial & Hwy. Business. It was agreed to table this matter until Mr. Ebert pulls the original zoning permit to see just how the property was supposed to be zoned. It is not clear if it is a mistake on the map or not.
 - (2)** There seems to be a mistake in the coloration of the southern two lots in Indian Woods Subdivision. They should be changed from Commercial & Hwy. Business to Residential Medium Density. Motion Joost seconded Ritter that the two lots be amended at such time as the Land Use Map is reprinted. Approved.
 - (3)** Willy Weber has requested that his approximately eight acres in section 34 be rezoned from Lakeshore Residential to Multiple Family Residential. Mr. Odette will advise Mr. Weber to seek legal advice and to submit a rezoning petition and the required fee.
 - (4)** The hash marks on the Whitetail Property and the Marjorie Nelson Keeler property indicating public lands should be removed.
 - (5)** The word State should be removed from the legend for public lands.

- (6) This item was ignored.
- (7) The legend for Forest and Recreation should read for State lands only.

6C. Zoning Ordinance changes:

- (1) Sec. 1.36 par. 6, Minimum area for a residential lot in Downtown Business should be changed to 1.5 acres.
- (2) Sec. 1.68, The makeup of the Board of Appeals will be discussed at a Public Hearing on September 1, 2004.
- (3) Sec. 4.03, If there are no questions, the zoning administrator may issue a travelway permit with an inspection of the site. If there are any questions the zoning administrator will bring the application to the Planning & Zoning Committee for action.
- (4) Sec. 4.03 par. 4, the town chairman should be left out.
- (5) Sec. 5.09 par. 4, the State Statute number needs to be entered.
- (6) Sec. 5.10 par. 3, the State Statute number needs to be entered.
- (7) Sec. 5.09 par. 6, two copies should be delivered to the Planning & Zoning Chairman.
- (8) Sec. 1.55 & Sec. 1.56 seem to be conflicting with each other and need to be looked into.

7. Re-zonings -- Discussion/Action:

These were discussed under item **6B**.

8. Subdivision Approval -- Discussion/Action:

There were none.

9. Conditional Use Request – Discussion/Action:

There were none

10. Plat and Survey – Discussion/Action

10A. At the August 2, 2004 meeting a contingency had been placed on the approval of the plat for Tom & Dulsie Ryan's subdivision, Northside, in the NW ¼, SW1/4 of Sec. 22, T40N, R8E. Mr. Ryan was to remove the stumps from along Pedycourt Road. Mr. Ryan contacted Mr. Odette. When the utility lines had been run along the road, some of the tree roots had been cut. The trees were starting to die. Mr. Ryan cut them down. Mr. Ritter had viewed the stumps. He stated that they are right up to the blacktop. They are definitely on the town road right of way. Motion Ritter seconded Buchholtz that the contingency be removed from the approval of Northside. Approved. Mr. Odette is looking into quotes for removing the stumps.

11. Miscellaneous Agenda Items – Discussion/Action

11A. Discuss Agenda Layout: Mr. Odette asked for input from the rest of the committee members. Ms. Platner asked that the subdivision legal descriptions be included in the agenda.

11B. Lingo Lane Information to the Town Board: The town board at its August 9, 2004 meeting asked the Planning & Zoning to review the second 30 day time period that had been given to Mr. Miller. The town board wanted to make sure that the 30 days were fair to Mr. Miller. Mr. Ritter suggested that the second 30-day period be reviewed after the Planning & Zoning Committee had reviewed the list of things that needed to be done from the HUD report. Mr. Joost stated that he had heard that a contractor was interested in buying the property. If someone does purchase the property, when they apply for a zoning permit, they will also be requested to comply with a HUD inspection. The secretary is to send a certified letter to Mr. Miller confirming the action of the town board at the August 9, 2004 meeting. The second 30-day period will remain as it is.

11C. Ulett Pier Letter: Mr. Joost had talked to Mr. Ulett. Mr. Joost advised Mr. Ulett that the Planning & Zoning Committee cannot determine if riparian water rights are involved. The historical easement does not apply. Mr. Ulett was advised to leave things as they are.

11D. Hire Recording Secretary: Motion Platner seconded Joost that Thomas E. Martens be hired as the recording secretary to be paid \$50 per meeting. Approved. Mr. Martens stated that there would be no charge for meetings that needed to be attended by the town clerk anyway.

11E. Send Meeting Minutes to all Town Board Members: After a discussion, it was decided that the town board members would be polled to see if they wanted to receive copies of the Planning & Zoning Committee minutes. The minutes are also available on the town website.

11F. Refund for Tim & Rochelle Kruse: Mr. Odette gave the secretary a receipt for an overpayment of \$50 towards the park fund. It is to be presented at the September 13, 2004 town board meeting.

12. Letters and Communications:

12A. Mr. Odette read a letter from Waldmann Construction concerning Unit #2 in Ed Gabe's Lost Lake Condominiums Fifth Amended Final Plat.

12B. Mr. Ebert had given Mr. Odette a sketch of a parcel on Lost Lake. The owner wants to remove an old cabin and replace it with a new structure. Since this involves shoreland zoning, the owner should be advised to go to the county first.

13. Committee Concerns: Mr. Joost suggested that the two town board members that are also on the Planning and Zoning Committee refuse to adjourn the next town board meeting until the two new members of the Board of Appeals are appointed. Ms. Platner noted that the Vilas County Health Ordinances are going to be separated from the rest of the Vilas County Ordinances.

14. **Time and Date of Next Meeting:** The next Planning & Zoning Committee meeting will be on Monday, August 30, 2004 at 5:00 P.M. in the boardroom of the Old Red Brick Schoolhouse. Prospective UDC inspectors will be interviewed.
15. **Adjournment:** Motion Joost seconded Buchholtz that the meeting be adjourned. Meeting adjourned 8:20 P.M.

Town Clerk