

**MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE
MEETING: SEPTEMBER 27, 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.

1. **Call to Order:** The meeting was called to order at 5:00 P.M. by Ed Odette, Chairman
2. **Roll Call -Members Present:** Don Buchholtz, Bill Joost, Ed Odette, Ted Ritter, Tim Ebert-Zoning Administrator, Tom Martens-town clerk. Ms. Platner was absent. Five people also signed the register.
3. **Approve Agenda:** Motion Ritter seconded Buchholtz that the agenda be approved as posted. Approved.
4. **Approve Minutes:** Motion Ritter seconded Buchholtz that the minutes of the August 30, 2004 meeting be approved as written. Approved.
5. **Public Comments:** Todd Wiese asked how come the minutes of the last town board meeting stated that Mr. Miller had 45 days to complete the work on his Lingo Lane property when he had only been given 30 days. Mr. Ritter stated that since Mr. Miller had gotten the HUD inspection early, he also had 15 days during the first 30-day period. The ending date had not changed.
6. **Zoning Administrator Report –Discussion/Action**
 - 6A. **Travelway Permits:** Motion Ritter seconded Joost that a travelway permits be issued to Michael Taras in Indian Trails and James Sherren on Big St. Germain Drive be approved. Approved.
 - 6B. **Scott Palmer:** Mr. Ebert had presented Mr. Palmer’s property to the committee at a previous meeting. Mr. Palmer’s property is on Old Hwy. C, in the old Jack Pine Lodge Resort. His present building is within 8 feet of the side lot line. The property only has 20 feet of lake frontage. Mr. Palmer would like to add a 12 x 18 addition that would also be within 8 feet of the side lot line near the lake, but then increase to the required 15 feet from the side lot line as it went away from the lake. Mr. Ebert noted that the property is under the County’s Shoreland Zoning. Mr. Joost cited section 1.57 (3) of the St. Germain Zoning Ordinance. If Mr. Palmer’s building were within 75 feet of the lake sec. 1.57(3) would apply. However, since it is farther from the lake, Mr. Joost felt that Mr. Palmer would need a variance. Mr. Ebert also cited sec. 1.33(4) that requires a 15-foot side set back. Mr. Joost suggested that Mr. Palmer go to Vilas County Zoning to see how they justify that he would not need a variance. Possibly their reason would give the St. Germain P & Z Committee a way around a variance. Mr. Joost also suggested that if there needed to be a Board of Appeals hearing that the fee be waived. Motion Ritter seconded Buchholtz that the matter be tabled for now. Approved. .
 - 6C. **FreeStanding Garage:** Mr. Ebert stated that owner of a resort on Big St. Germain wanted to build a freestanding garage. The ordinance addresses attached garages, but not freestanding garages under Lakeshore Resort Residential. The resort is also an existing conditional use under Lakeshore Resort

Residential. Therefore under sec. 1.56(4)(b) of the St. Germain Zoning Ordinance a conditional use permit is required for the garage. Mr. Ebert is to inform the owner.

6D. Rick Dahmm: Mr. Dahmm purchased a property on Shields road that has a deck that was built illegally within 31 feet of Moon Lake. The county required Mr. Dahmm to get a permit to have over one-half of the deck removed. The county also needs a permit number from the town. Motion Ritter seconded Buchholtz that a zoning permit be granted to Rick Dahmm for the deck. Approved.

6E. Jackson Resort Cottage: Mr. Ebert stated that the owners wanted to tear down an old cottage that was over 100 feet from the lake and replace it with a new cottage that was not larger than the required 20% of the area of the old cottage. Since it would be under the 20% increase the construction would be permitted under Lakeshore Resort Residential. Motion Ritter seconded Joost to grant a zoning permit for the Jackson Resort cottage as presented. Approved.

6F. Toynton Property: In July, Mr. Ebert presented a zoning application from Mr. Toynton. The committee decided that Mr. Toynton would need a variance to convert his cottage to a garage. After reviewing the situation, however, it appears that since the cottage is currently a legal non-conforming structure that this would be just a change of use. Mr. Toynton has not used the cottage for at least two years. Motion Ritter seconded Joost that no variance or conditional use permit would be required by Mr. Toynton based on his letter. Approved. Mr. Ebert will check with Mr. Toynton to see just what he intends to do in order to determine whether or not a zoning permit is even required.

6G. 5,000 Square Foot Garage: Mr. Ebert reported that Don Eliason had asked whether or not he could build a 5,000 square foot garage on his property on Winkle Road. The property is in the Downtown Business District of the St. Germain Zoning Ordinance. The committee agreed to approve a permit as long as it was noted that the garage was for personal storage only and not to be used by the public or as a rental.

7. Ordinance Amendments- Discussion/Action:

7A. Motion Ritter seconded Buchholtz that the ordinance amendments be tabled at this time. Approved.

8. Re-zonings -- Discussion/Action:

8A. Map Changes: Motion Ritter seconded by Buchholtz that section 8A be tabled. Approved.

8B. Willy Weber Property: Motion Ritter seconded Buchholtz that section 8B be tabled. Approved.

8C. Snowmobile Hall of Fame: Mr. Ritter read a letter from 1999 from Lee Holthaus to Loren Anderson stating that Mr. Anderson's property would be zoned general business. General Business is now, however, not a district in the zoning ordinance. The clerk stated that he had found a file concerning the Snowmobile Hall of Fame in the material from Lee Holthaus. Motion Buchholtz seconded Joost that the matter be tabled until the next meeting.

9. Subdivision Approval -- Discussion/Action:

There were none.

10. Conditional Use Request – Discussion/Action:

There were none

11. Plat and Survey – Discussion/Action

11A. Sue Crall and Kevin DeWolf Property: Jerry Inman and Jeff Niemi were present to represent Ms. Crall and Mr. DeWolf. Mr. Inman stated that the easement road to the town property would remain. He also has applied to the D.O.T. for three possible entrances off of Hwy. 155. Motion Ritter seconded Buchholtz that the preliminary certified survey map of the Sue Crall and Kevin DeWolf property in NE ¼ SE ¼ Sec. 28, T40N R8E be approved. Approved. Mr. Odette gave the clerk the check for parks for \$429.

12. Miscellaneous Agenda Items – Discussion/Action

12A. Review Darin Pagel contract and inspection ordinance: Mr. Joost will work on the inspection ordinance combining ideas from Mr. Pagel's ordinance and also from the one which had been drawn up by Steve Lucarelli. Motion Ritter seconded Buchholtz that the fee schedule be approved as presented by Mr. Pagel. Approved. Mr. Pagel's contract would have to be approved by the town board along with the inspection ordinance.

12B. Fireworks Ordinance: Mr. Joost will work on drawing up a Fireworks Ordinance. The constable would have the authority to issue citations.

12C. Repair of fire damaged building ordinance: Motion Ritter seconded Joost to table at this time to see if this would be covered under the UDC. Approved.

13. Letters and Communications:

13A. WTA letter concerning citations: Mr. Odette handed out a page from the WTA bulletin concerning ordinance enforcement and citations.

13B. Loren Anderson Letter: Mr. Ritter had read a letter from Loren Anderson concerning the Snowmobile Hall of Fame.

13C. Cedar Ave. letter: Mr. Joost gave Mr. Odette a letter concerning the property on Cedar Ave that needs work completed.

13D. Carwash Letter: Ms. Platner had prepared a letter to the owner of the carwash concerning the landscaping that he had promised to complete. Mr. Odette noted that a variance had not been issued. Mr. Odette will correct the letter before it is sent.

14. **Committee Concerns**

14A. Zoning Forms: Mr. Ritter handed out several forms that are used by Vilas County. He stated that it would be very easy to revise the forms for our use. Mr. Ritter felt that our present forms do not explain things very well.

14B. Compression Brake Ordinance: Mr. Odette brought up a compression brake ordinance. Mr. Ritter felt that we should take care of what we have to work on now before we take on another ordinance.

14C. Mr. Joost: Mr. Joost felt that the committee should not rush into decisions. He felt that in some cases more time should be taken to review the material. Mr. Joost also felt that even though a mistake had been made concerning the Toynton property, it was good that board had taken the time to make a decision.

15. **Time and Date of Next Meeting:** The next Planning & Zoning Committee meeting will be on Tuesday, October 12, 2004 at 5:00 P.M. in the boardroom of the Old Red Brick Schoolhouse.

16. **Adjournment:** Motion Ritter seconded Buchholtz that the meeting be adjourned. Meeting adjourned 8:05 P.M.

Town Clerk

Chairman Vice Chairman Member

Member Member