

MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: OCTOBER 4, 2004

Meeting Type: Special 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 6:30 P.M. by Ed Odette, Chairman
2. **Roll Call -Members Present:** Don Buchholtz, Bill Joost, Ed Odette, Ted Ritter, Mary Platner, Tim Ebert-Zoning Administrator, Tom Martens-town clerk. Three people also signed the register.
3. **Approve Agenda:** Motion Ritter seconded Buchholtz that the agenda be approved as posted. Approved.
4. **Action Items (Approve, Disapprove, Table):**
 - 4A. **Review Darin Pagel's Contract:** Motion Ritter seconded Joost to accept Darin Pagel's contract for building inspector and to present it to the town board for approval. Approved.
 - 4B. **Review UDC Ordinance:** Motion Ritter seconded Buchholtz to approve the UDC ordinance as presented by Mr. Joost and to present it to the town board for approval. A lengthy discussion followed concerning screened porches and inhabitable spaces. Mr. Odette called for the question. Mr. Joost voted yes, Mr. Ritter, Ms. Platner and Mr. Buchholtz voted against the motion. Motion failed. Motion Ritter seconded Buchholtz that the UDC ordinance be approved with the words "year-round conditioned space" added as presented by Mr. Pagel and that it be presented to the town board for approval. Approved.
 - 4C. **Scott Palmer property on Old Hwy. C in the Old Jack Pine Lodge:** Motion Joost seconded Platner that Mr. Palmer's zoning permit application dated September 28, 2004 be denied based on section 1.58 of the St. Germain Zoning Ordinance and that Mr. Palmer be advised that his next recourse is to apply to the Board of Appeals for a variance. Approved. Motion Joost seconded Ritter that the Planning & Zoning Committee send a notice of Mr. Palmer's denial to the Board of Appeals advising them why the committee has denied the permit in sufficient clarity so that the P & Z Committee does not have to discuss the matter again. Approved. Mr. Odette will send the notice to the Board of Appeals.
 - 4D. **Rogacki—Freestanding garage in a resort on Big St. Germain Lake:** Mr. Odette noted that a detached garage is not mentioned anywhere in the zoning ordinance. Mr. Joost added that since the resort is a conditional use in the Lakeshore Resort Residential District, Ms. Rogacki would need a Conditional Use Permit for her garage anyway. A public hearing date for the CUP was set for October 27, 2004 at 5:00 P.M. A special planning & zoning committee meeting will follow. Ms. Rogacki provided a list of the property owners within 300 feet of her property. The clerk will publish the notice for two weeks and send the notices to the adjacent property owners.

5. Citizens Concerns:

5A. Fred Radtke: Mr. Radtke asked if the Crall-DeWolf plat had been approved. Mr. Odette stated that it had been approved as the last meeting.

6. Committee Concerns:

6A. Paul’s Rental: Mr. Ebert reported that Paul Bohnen had applied for a permit to build a 40’ x 60’ pole building on his property. The average height of the building may be 25 feet. The property is in downtown business and does not require any buffers.

6B. Lot #15 Golden Retreat: Mr. Ebert stated that there was an offer to purchase on the property. One of the conditions concerned the buffer at the back of the lot. Now there is a thick row of balsams. The buyer wanted to know if he planted more trees if that would be an approved buffer. The buyer would have to supply a detailed plan per section 1.35 (7) of the St. Germain Zoning Ordinance in order for the committee to make a decision.

6C. Coloring Errors: Ms. Platner reported that she had talked to both Martha and Foth & Van Dyke. The two lots in Indian Woods and Willie Weber’s lots are coloring errors and can be corrected with a letter to Doug Prigge in the Vilas County Property Description Department from the town board. All of the rest of the questionable areas would require action to be changed.

7. 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.

8. Adjournment: Motion Ritter seconded Buchholtz that the meeting be adjourned. Meeting adjourned 8:10 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member