

# PLANNING & ZONING COMMITTEE

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## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

### MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE SPECIAL WORKSHOP MEETING: JUNE 27, 2005

**Meeting Type:** Special Workshop 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 4:10 P.M. by Todd Wiese, Chairman
2. **Roll Call -Members Present:** Ted Ritter, Mary Platner, Todd Wiese, Marion Janssen, Lee Holthaus, Tim Ebert, Zoning Administrator, Tom Martens, town clerk,.
3. **Approve Agenda:** Motion Ritter seconded Janssen that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Janssen seconded Ritter that the minutes of the June 20, 2005, regular meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
  - 6A. **Attached Garage Setback Review:** Mr. Ebert reported that on April 6, 2005, Bruce Weber had applied for a zoning permit to move a home into Holiday Estates. The home was to have a detached garage. Mr. Ebert correctly told Mr. Weber that the setback for the detached garage was 5 feet from the side lot line. After reviewing the site, Mr. Ebert discovered that since the home is on a corner lot, that the detached garage did not meet the required 60-foot setback from the center of the town road. Mr. Weber than revised the plan and decided to attach the garage to the home. Mr. Ebert approved the permit. Mr. Weber proceeded to construct the garage. Mr. Ebert than discovered that he had made a mistake. The attached garage should have had a 15-foot setback from the side lot line. Mr. Ebert reported his mistake to Mr. Wiese. Mr. Wiese contacted attorney, Steve Lucareli. Mr. Wiese was told that since the mistake has caused Mr. Weber an unnecessary hardship and it is not a detriment to others, an application for a variance should be made to the Board of Appeals, with the fee being waived. Motion Ritter seconded Janssen that the Planning & Zoning Committee submit an application for a variance, on behalf of Bruce Weber, to the Board of Appeals, with the \$250 application fee being waived. Approved.
  - 6B. **Town and County Public Hearings:** Mr. Ebert stated that there was a property owner in Birch Lane Condos who wanted to totally remove one of the old condos and replace it, within the same footprint, with a new building. Mr. Ebert asked if since the property is within Vilas County's Shoreland Zoning District, would both the town and Vilas County have to hold a public hearing. Mr. Wiese had checked into this matter. State Statutes require that both the town and county hold public hearings. At the present time, the property owner will have to pay the fees to both the town and the county. The town would have the option to amend its ordinance to either reduce of waive the town's fee in such cases in the future.

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**6C. Lighted Sign on Birchwood Drive:** Mr. Ebert reported that he had received a complaint about a lighted sign at a private residence on Birchwood Drive. Mr. Ebert asked the committee if there was anything that could be done about it. The committee agreed that since there was no sign ordinance in effect, nothing could be done.

### 7. Ordinance Amendments:

#### **7A. Committee to Review, Discuss and Amend as Necessary, Accessory Structure Draft:**

The committee reviewed the second draft of proposed changes to the zoning ordinance regarding accessory structures. The major change being that the proposed amendment calls for a 15-foot side yard and backyard setback on all accessory structures and garages. The present ordinance calls for a 5-foot setback, except for attached garages that are already at 15 feet. It was decided not to adopt a minimum setback between accessory structures and the principle structure or between each accessory structure. Other changes consist of new and revised definitions to that section of the zoning ordinance. Ms. Platner will provide copies of the proposed ordinance changes for a final committee review at the July 18 meeting.

**8. Rezoning – Discussion/Action:** There was no discussion

**9. Subdivision Approval – Discussion/Action:** No discussion.

**10. Conditional Use Request – Discussion/Action:** There was no discussion.

**11. Plat and Survey – Discussion/Action:** There was no discussion.

**12. Miscellaneous Agenda Items – Discussion/Action:** There was no discussion.

**13. Letters and Communications:** There were no communications.

### 14. Committee Concerns:

**14A. Human Health Hazard Ordinance:** Mr. Ritter stated that he had attended a meeting in Boulder Junction concerning their Human Health Hazard Ordinance. Mr. Ritter had copies for the committee to review. Mr. Ritter stated that the Vilas County Health Department determines whether or not a complaint is a health hazard or not. If it is determined that there is a health hazard, the property owner is notified that the problem needs to be cleaned up. It after a set time, the problem is not taken care of, with action at a town board meeting, the town crew can be sent to do the clean up at the property owner's expense. The cost can be added to the property tax bill as a special assessment. The committee was concerned about how Vilas County felt about the ordinance. Does the county have the personnel to handle the complaints? It was suggested that the committee review the ordinance as well as try to find any other ordinances that may be available.

**15. Time and Date of Next Meeting:** The Public Hearing for the Camp's Supervalu C.U.P. will be held on Thursday, July 14, 2005 at 7:00 P.M. in the community center. The next regular

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committee meeting will be held on Monday, July 18, 2005 at 5:00 P.M. in the boardroom of the Red Brick Schoolhouse.

**16. Adjournment:** Motion Janssen seconded Holthaus that the meeting be adjourned. Approved.  
Meeting adjourned 6:00 P.M.

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Town Clerk

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Chairman

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Vice Chairman

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Member

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Member

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Member