

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 MEETING: NOVEMBER 21, 2005

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 5:05 P.M. by Todd Wiese, Chairman
2. **Roll Call -Members Present:** Mary Platner, Ted Ritter, Todd Wiese, Marion Janssen, Tom Martens, town clerk, Tim Ebert Zoning Administrator, Lee Holthaus was absent.
3. **Approve Agenda:** Motion Ritter seconded Janssen that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Ritter seconded Platner that the minutes of the November 17, 2005 workshop meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
 - 6A. **Travelway Permits:** With the approval of the zoning amendments by Vilas County, the zoning administrator may now approve the travelway permits without bringing them before the zoning committee.
 - 6B. **Moon Lake Addition:** Mr. Ebert noted that he probably would be receiving an application for an addition to a home on Moon Lake next spring that would fall under the Gazebo Law. Mr. Ritter was concerned that since the setback from the lake would be exactly 75', there should probably be a certified survey to verify the setback. The addition would also be closer than the required 15' from the side lot line. However, the existing home is closer than 15' and the new addition would be farther from the side lot line than the existing home. Mr. Wiese felt that according to our ordinance, the side lot line should not be a problem. Mr. Wiese will check with Vilas County Zoning Administrator, Dawn Schmidt, to see what the county would require concerning the lake setback. The committee agreed that Mr. Ebert should make a note on the permit application that the permit would be issued under the condition that Vilas County determined that the 75' setback had been met.
 - 6C. **Turnaround Setback:** Mr. Wiese had asked Mr. Ebert to come up with some suggestions for the setback at the end of a road. Mr. Ebert suggested that the setback somehow be based on the property lot line rather than from the center of the road. The setback will be an item for discussion at the next workshop session.
7. **Ordinance Amendments – Discussion/Action:**
 - 7A. **Review Ordinance Amendment List for Next Workshop:** Mr. Wiese once again handed out the list of proposed ordinance amendments. Ms. Platner asked about the portable garages

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that have been appearing in town. The committee thought that since they were not permanent structures, that they would not be an issue unless the committee started to receive complaints about them.

7B. Review Draft of Time Limit Change to Ordinance 5.11(7): Ms. Platner will have the draft for the next meeting.

8. Miscellaneous Agenda Items – Discussion/Action:

8A. Review Draft of Chapter 15, Park Regulations: Mr. Wiese had made the changes to Chapter 15 that had been discussed at the last meeting. Ms. Nimz had asked what was included under parks. The committee decided that the definition in the ordinance was sufficient. Ms. Janssen asked that there be some kind of insurance clause in the ordinance. Mr. Ritter suggested that a representative from Meyer & Associates come to one of the committee meetings to discuss what should be done. Ms. Janssen also thought that there should be a user fee for people from outside of St. Germain. Mr. Wiese will have the Parks & Recreation Committee look into the possibility of fees.

8B. Land Division Request Responses: Motion Ritter seconded Janssen that the David Consoer subdivision request on Winkle Road that had been tabled, be brought back to the table for discussion. Approved. Motion Ritter seconded Platner that the David Consoer subdivision request on Winkle Road is denied and that his check will be returned. Approved. Mr. Wiese handed out letters that he had prepared for David Consoer and Charles Vogel concerning their proposed land division requests. Now that the zoning ordinance amendments had been approved, published, and posted, and the amendments were now in effect, all residential lots must be 1.5 acres in size. The committee reviewed the letters, made some minor corrections, and advised Mr. Wiese to send them to Mr. Consoer and Mr. Vogel.

9. Letters and Communications: There were none.

10. Committee Concerns:

10A. Addition of Amendments to Ordinance Book: Ms. Platner noted that all of the town ordinances needed to be formatted in the same way. The committee didn't really care what format they were in, as long as it was consistent. The Vilas County format seemed to work well. Ms. Platner will work with Mr. Martens and Ms. Janssen to see what can be done. In the mean time, the ordinance amendments will be added to the website under "ordinance amendments".

11. Set Time and Date of Next Meeting: The next regular committee meeting will be held on Monday, December 19, 2005 at 4:00 P.M. in the boardroom of the Red Brick Schoolhouse.

12. Adjournment: Motion Ritter seconded Platner that the meeting be adjourned. Approved. Meeting adjourned 6:20 P.M.

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Town Clerk

Chairman

Vice Chairman

Member

Member

Member