

PLANNING & ZONING COMMITTEE

1

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: SEPTEMBER 18, 2006

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:** Ted Ritter, acting chairman, called the meeting to order at 4:00 P.M.
2. **Roll Call -Members Present:** Ted Ritter, Mary Platner, Lee Holthaus, Marion Janssen, Tom Martens, town clerk, Tim Ebert Zoning Administrator. Todd Wiese was absent. Stu Foltz was also in attendance.
3. **Approve Agenda:** Motion Janssen seconded Holthaus that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Janssen seconded Platner that the minutes of the August 21, 2006 regular meeting and the August 21, 2006 Public Hearing be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
 - 6A. **David Consoer Travelway Permit:** Mr. Ebert noted that he had approved a travelway permit for David Consoer on Sunset Blvd.
 - 6B. **Fire Ordinances:** Mr. Ebert reported that the fire ordinances have been amended to fit St. Germain. Mr. Ritter stated that get them to Mr. Wiese so that he can send them to each of the committee members for discussion/action at the October 16, 2006 regular meeting.
7. **Ordinance Amendments – Discussion/Action:**
 - 7A. **Previous Ordinance Amendments:** Mr. Ritter reported that the town board had set a public hearing date for October 9, 2006 at 6:00 P.M. in the boardroom of the Red Brick Schoolhouse. Ms. Platner wanted to know what the plan was to get the information out to the public. The consensus was that interested people would get the information at the public hearing.
 - 7B. **Abolishment of Ordinance 5.16, Fees In Lieu of Dedication (Platner):** Ms. Platner handed out a sheet showing that sec. 5.16 of the ordinance was to be deleted.
 - 7C. **5.18(2)(a) Subdivision/Condo Review and Approval Fee Amendment. (Platner):** Ms. Platner handed out a sheet showing the changes to sec. 5.16. The word “acres” was to be removed. Ms. Platner and Ms. Janssen will work on the proper wording for the changes. Motion Holthaus seconded Platner to add sec. 5.16 and sec. 5.18(2)(a) to the notice for the public hearing for October 9, 2006. Approved.

PLANNING & ZONING COMMITTEE

2

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

8. Re-zonings – Discussion/Action:

8A. Town Board Action On Map Amendments: Mr. Ritter noted that the town board had approved the zoning map changes for rezoning the privately owned properties in the Parks & Recreation District to the Community Business District. Mr. Wiese will now present the amendments to the Vilas County Planning & Zoning Committee for final approval.

9. Conditional Use Request - Discussion/Action:

9A. Knapp C.U.P. Amendment Update: Mr. Ritter noted that Chris and Anna Knapp have not asked for a permit as of yet, but that they have been informed if they do, they will have to meet all State codes.

10. Plat and Survey - Discussion/Action:

10A. Balsam Lodge Condominium Plat Review: Stu Foltz presented a preliminary plat for Balsam Lodge Condominiums. Mr. Wiese had left notes stating that the letter that he had received from Mr. Foltz indicated that Balsam Lodge was in Manitowish Waters. Mr. Foltz will correct the letter. Mr. Wiese was also concerned about the encroachment and lot line issues on the plat. There is a lawn encroachment on the Toynton property. There is a shed on the lot line, and several buildings that are too close to the lot lines. Mr. Foltz indicated that the expansion areas are all right with the county for now, but might not be correct in the future.

Motion Holthaus seconded Platner that the preliminary plat for Balsam Lodge Condominiums be conditionally approved with the following conditions: (1) Add that unit #4 has permission to move the playground and the shed that is currently in front of unit #4; (2) The shed has to be moved a minimum of 5 feet off of the lot line or be eliminated altogether; (3) Balsam Lodge Lane should be changed to Balsam Lodge Court; (4) Wetlands are not to be filled or otherwise disturbed without DNR permits. Approved.

11. Miscellaneous Agenda Items – Discussion/Action:

11A. Idle Hours Resort C.U.P. Review: Mr. Wiese asked that the committee determine whether or not Boyd Best needed a C.U.P. to demolish one of his cabins and to build a new cabin of the same size beyond the required 75 foot setback from the lake. Mr. Wiese thought that Mr. Best would not need a C.U.P. The committee decided, however, that it could not be determined whether or not a C.U.P. was necessary without knowing the square footage of the present cottage.

11B. Sample Zoning Code Reformat (Platner): Ms. Platner stated that she did not have the format ready, but would work on it after her surgery.

11C. Setback Complaint Star Lane at South Bay: Mr. Ebert noted that he had talked to the developer at the time that the garage was being built. The developer insisted that the setback was to be measured from the center of the road right of way, and not from the center of the roadway. Sec. 1.15(2) of the ordinance indicates that the setback is to be measured from the center of the roadway. Mr. Wiese has left a note stating that he felt that this committee should not review what a previous committee had done. Motion Holthaus seconded Janssen that the zoning

PLANNING & ZONING COMMITTEE

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

committee chairman send a letter to the developer reprimanding him for building the garage too close to South Bay Road and informing that section 1.15(2) of the St. Germain zoning ordinance states that the setback from all public highways is to be measured from the center of the roadway and not from the center of the road right of way. Approved.

12. Letters and Communication

12A. Forest Primeval Road Abandoned Home Letter and Response: Mr. Wiese had written a letter to the owner, Howard Beaver, Jr. Mr. Beaver responded that he and his wife agreed that the only sensible thing to do is demolish the building. Mr. Beaver asked that he be given until next spring to disassemble the building. The committee agreed. Mr. Wiese is to inform Mr. Beaver of the committee's decision and ask the he keep the committee informed of the progress.

13. Committee Concerns: There were none.

14. Set Time and Date of Next Meeting: The next regular committee meeting will be held on October 16, 2006 at 4:00 P.M. in the boardroom of the Red Brick Schoolhouse.

15. Adjournment: Motion Janssen seconded Holthaus that the meeting be adjourned. Approved. Meeting adjourned 5:29 P.M

Town Clerk

Chairman

Vice Chairman

Member

Member

Member