

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: NOVEMBER 2, 2006

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:** Chairman, Todd Wiese, called the meeting to order at 4:00 P.M.
2. **Roll Call -Members Present:** Todd Wiese, Ted Ritter, Mary Platner, Tom Martens, town clerk, Tim Ebert Zoning Administrator, Lee Holthaus and Marion Janssen were absent.
3. **Approve Agenda:** Motion Platner seconded Ritter that the agenda be approved as posted in any order at the discretion of the chairman. Approved.
4. **Approval of Minutes:** Motion Platner seconded Ritter that the minutes of the October 16, 2006 regular meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:** There was no report.
7. **Ordinance Amendments – Discussion/Action:**
 - 7A. **Ordinance Amendments, Accessory Structures:** Mr. Wiese noted that section of the Vilas County Ordinance defines principle structure as the building having the primary use of the property. He also noted that the Vilas County Ordinance Section 3.2 Interpretations of Yard Requirements (D) states that accessory buildings, which are not a part of the principal building, shall not occupy more than 30% of the area of the required yard area. It was suggested that in the St. Germain Zoning Code Section 1.12 DEFINITIONS: the definition for Accessory Building, the words “subordinate” and “which is located on the same lot as the principal structure,” be left out. It was also suggested that an accessory building be limited to 1500 sq. ft. In sec. 1.18, the words “excluding garage” will be left out. In Section 1.12 DEFINITIONS, the definition for Accessory Building will now read: “A non-inhabitable building customarily found in connection with the principle structure to which it is related”. Sec. 1.17 will now read, “Maximum area limitations for accessory buildings, no structure used as an accessory building shall be more than 1500 sq. ft. in area.” Sec. 1.18 will now read, “Building height limitations, (2) Accessory Building 15 feet.” Motion Platner seconded Ritter that sections 1.12, 1.17 and 1.18 of the St. Germain Ordinance be changed as read. Approved.
 - 7B. **Fire Department Ordinance Report (Ebert):** Motion Platner seconded Ritter that the report be tabled at this time. Approved.
8. **Re-zonings – Discussion/Action:** There were none.
9. **Conditional Use Request - Discussion/Action:** There were none.
10. **Plat and Survey - Discussion/Action:** There were none.
11. **Miscellaneous Agenda Items – Discussion/Action:**
 - 11A. **Travelway Application, Little Acorn Lodge, (Sharon Goller):** Mr. Wiese handed out a timeline of the events that he had prepared. On October 12, 2006 Charles Vogel was told that because of the proximity to Hwy. 155, Mr. Ebert would have to bring the travelway permit request before the Planning & Zoning Committee. On October 16, 2006 Mr. Ebert informed the committee about the proposed driveway. The committee decided that an application needed to be made showing all of the details before a decision could be made. On October 24, 2006 Vogel Enterprises, without making an application, removed the trees and installed the gravel base violating section 4.02 of the St. Germain Ordinance. On October 30, 2006 upon returning from vacation, Mr. Ebert informed both Vogel Enterprises and Ms. Goller of the violation. On October 31, 2006 Ms. Goller submitted a Travelway Application. Ms. Goller was made aware of possible penalties and closure of the driveway. The application would now have to be reviewed

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by the committee. Motion Ritter seconded Platner that the matter be tabled until the full committee was present to review the application. Approved.

12. Letters and Communication

12A. Setback Violation Status Report: Mr. Wiese reported that Tom Ryan, the complainant, was not happy with the committee's decision concerning the setback violation for the garage on Star Lane. Mr. Ryan contacted Boyd Best, chairman of the Board of Appeals. Mr. Ryan also sent his check for \$250 for the appeal. At the request of Zoning Appeal Committee Chairman, Boyd Best, Mr. Wiese contacted Attorney Steve Lucarelli. Attorney Lucarelli's advice for the Appeals Committee was that the complainant has no standing as he wasn't directly related to the violation, nor had any public hearing been conducted for the violation. Therefore the check for the appeals fee of \$250.00 should be returned to Mr. Ryan with a letter of explanation to indicate the Board of Appeals will not review the matter. Mr. Ryan's only recourse, if he wants to go farther, would be to go to court. The other possibility would be for the contractor to turn the road over as a town road. The lot would then become a corner lot, and there would not be a violation. Then the question arises as to whether the town has to accept a road as a town road even though it meets all of the town's specifications.

13. Committee Concerns: There were none.

14. Set Time and Date of Next Meeting: The next regular committee meeting will be held on November 27, 2006 at 4:00 P.M.

15. Adjournment: Motion Ritter seconded Platner that the meeting be adjourned. Approved. Meeting adjourned 5:14 P.M

Town Clerk

Chairman

Vice Chairman

Member

Member

Member