

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: DECEMBER 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:** Chairman, Todd Wiese, called the meeting to order at 4:05 P.M.
2. **Roll Call -Members Present:** Todd Wiese, Ted Ritter, Mary Platner, Lee Holthaus, Marion Janssen, Tom Martens, town clerk, Tim Ebert Zoning Administrator.
3. **Approve Agenda:** Motion Platner seconded Janssen that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Platner seconded Ritter that the minutes of the December 5, 2006 special meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
 - 6A. **Little Acorn Lodge Travelway Permit Request, (Goller):**

Mr. Ebert presented a travelway permit request from Sharon Goller from Little Acorn Lodge. Her new driveway would be to the east of her existing driveway. There will be enough room for the school bus to make a U-turn. Ms. Goller's playground fence will not have to be moved. The consensus of the committee was that Mr. Ebert should issue the permit. The fee is \$15.00.
 - 6B. **Permit for the Storage and Handling of Fireworks:** Mr. Ebert also presented a revised permit for the storage and handling of fireworks. The fire chief would issue the permit. The town clerk would have nothing to do with the permit unless the town board decided to charge a permit fee. There would be a \$25 inspection that would be collected by the fire chief. Mr. Wiese asked that a statement be included concerning revocation of the permit for non-compliance. The question was asked about the fire chief being able to determine if someone was in non-compliance. Mr. Ritter asked that the ordinance be looked at the same time as the permit to make sure that the wording was the same. Ms. Platner asked that "no smoking" in the display and storage areas be included. Mr. Ebert and Mr. Jones will look at the ordinances for some of the other towns.
7. **Ordinance Amendments – Discussion/Action:** There were none.
8. **Re-zonings – Discussion/Action:** There were none.
9. **Conditional Use Request - Discussion/Action:** There were none.
10. **Plat and Survey - Discussion/Action:**
 - 10A. **Lake Content Resort Condominium 1st Addendum Final Plat (Wilderness Surveying):** Jim Rein from Wilderness and Rollie Pinno, the property owner presented the committee with a copy of the Condominium Declarations. Mr. Rein explained that the declarations contained a "sunset clause" in which the unit owners would have to replace the old buildings at the end of ten years, unless the buildings had been replaced prior to that time. The only change to the preliminary plat was that unit #1 had been enlarged from 30' by 48' to 32' by 70' to include a garage. All of the remaining buildings will be beyond the 75' setback from the lake. The road into the development will be called Pinno Court. The county will be sending out their letter of approval. Motion Ritter seconded Platner that the Lake Content Resort Condominium 1st Addendum Final Plat dated December 7, 2006 be approved as presented. Approved.
 - 10B. **Lost Lake Condominium 1st Addendum (Favorite Surveying):** Steve Favorite explained that the parking area for unit #2 had to be moved since when the septic system was installed it encroached on the original parking area that had been approved earlier. Since the plat had not yet been filed, Vilas County has approved of the change. There are no other changes to

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the plat. Motion Ritter seconded Platner that the Lost Lake Condominium 1st Addendum dated December 12, 2006 be approved as presented. Approved.

10C. Serenity Bay Condominium 2nd Addendum (Favorite Surveying): Mr. Favorite explained that the Serenity Bay Condominium declarations also contained a sunset clause by which the unit owners had to exercise their right to expand the development within 10 years. The Vilas County Zoning Administrator caught the sunset clause last year. The St. Germain Zoning Committee had reapproved the expansion area in 2005. Now, the 2nd addendum would add the expansion rights back into the condominium declarations so that units 11 thru 15 can be constructed. Vilas County has already approved the 2nd addendum and has waived the fee. The committee also agreed to waive the fee. The new driveway off of the Halberstadt Road will have to be named, however. Mr. Ebert also questioned that location of the new driveway. He was concerned that it might be at the crest of the hill on Halberstadt Road. Mr. Favorite and the committee thought that the Condominium Plat may have to amended if the driveway had to be changed in the future. Motion Holthaus seconded Janssen that the Serenity Bay condominium 2nd Addendum dated December 11, 2006 be approved as presented. Approved.

11. Miscellaneous Agenda Items – Discussion/Action:

11A. Determine Penalty for Violation of Travelway Ordinance, if any, (Little Acorn Lodge – Goller): Ms. Janssen asked Charles Vogel why he put in the new driveway without a permit. Mr. Vogel explained that he had talked to Mr. Ebert and that Mr. Ebert had said that a permit would be necessary. Then, however, Mr. Vogel talked to Chris Dries from the D.O.T. Mr. Dries told Mr. Vogel that as long as the new driveway was beyond 75 feet from the centerline of Hwy. 155, that it would be all right. Mr. Vogel took that to mean that a permit was not necessary and build the driveway. Mr. Holthaus asked what kind of credibility the Travelway Ordinance would have if a penalty was not imposed. Mr. Ritter asked Mr. Ebert if in his opinion there had been irreparable damage done. Mr. Ebert said that there hadn't been. Mr. Vogel explained that he intended to install the approved replacement driveway for Ms. Goller at no additional expense to her as a gesture of good will. Mr. Ritter suggested that the committee regard Mr. Vogel's absorption of the cost to replace the driveway as sufficient penalty and impose no additional fine. Motion Ritter seconded Holthaus that the penalty in this case be waived for both the property owner and the contractor. Approved.

11B. Review of Fire Ordinances: The fireworks permit had been discussed in item 6B.

12. Letters and Communication

12A. Copy to Committee of Letter to Vilas County Zoning and Planning on Zoning Amendments: Mr. Wiese presented a copy of the letter that he had sent to Vilas County concerning the zoning amendments. The amendments will be on the County's January agenda.

13. Committee Concerns: There were none.

14. Set Time and Date of Next Meeting: The next regular committee meeting will be held on January 15, 2007 at 4:00 P.M. in meeting room #4 of the Community Center.

15. Adjournment: Motion Platner seconded Janssen that the meeting be adjourned. Approved. Meeting adjourned 5:23 P.M

Town Clerk

Chairman

Vice Chairman

Member

Member

Member