

PLANNING & ZONING COMMITTEE

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

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MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: JANUARY 15, 2007

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 Ritter seconded Janssen that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Ritter seconded Janssen that the minutes of the December 18, 2006 meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
 - 6A. **Year End Report:** Mr. Ebert presented each committee member with his year-end report. At the end of each section of his report Mr. Ebert had a comparison with the 2005 totals.
 - 6B. **Permit for the Storage and Handling of Fireworks:** Mr. Ebert also handed out a revised copy of the Storage and Handling of Fireworks Ordinance. However, since it was not on the agenda, no action was taken. The committee is to review the ordinance for the February meeting.
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. **Sunrise Shores Condominium – First Addendum (Favorite, Anderson & Maines):** Mr. Wiese noted that there were no changes to any of the structures from the original plat. The septic system for unit #9 had been made larger and moved. The septic for units #2, #3, and #8 had been updated. A dump station had been added near unit #9. Motion Ritter seconded Platner that the Sunrise Shores Condominium First Addendum be approved. Approved. Mr. Wiese gave the check from Favorite, Anderson & Maines for \$34.00 to the clerk.
11. **Miscellaneous Agenda Items – Discussion/Action:**
 - 11A. **Review Status of Penalty for Violation of Travelway Construction Without Permit:** Mr. Wiese read a portion of the letter that had been sent to Vogel Enterprises after the last committee meeting. He also read the portion of the minutes from the December 18, 2006 committee meeting concerning the committee's decision not to impose a fine upon Vogel Enterprises or Sharon Goller, the property owner. Mr. Wiese also had a copy of a bill to Ms. Goller from Vogel Enterprises for an additional \$617.50 for the new driveway. Mr. Wiese also noted that he had talked to town chairman, Jim Wendt. Mr. Wendt stated that he would talk to Mr. Vogel to try to resolve the issue.

Mr. Ritter stated that the resolution was irrelevant. Mr. Vogel had billed Ms. Goller when he had agreed not to. Mr. Ritter thought that the committee had no choice but to fine Mr. Vogel. Ms. Platner thought that a letter should be sent to Mr. Vogel reminding him of what he had said at the December 18, 2006 committee meeting. She also felt that the letter should quote the minutes from the meeting, and that perhaps the billing was in error. Mr. Ritter thought that Mr. Vogel should also be reminded that the possible penalty that could be imposed was from a minimum of \$4,100 to a maximum of \$41,000. Ms. Platner also thought that a response should be required prior to the February committee meeting. It was also the consensus of the committee that a

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response from Mr. Vogel be required regardless of whether or not Mr. Wendt had talked to Mr. Vogel.

Motion Ritter seconded Janssen to table the matter until the February Planning & Zoning Committee meeting pending a response from Mr. Vogel.

11B. Reformation of Code Book Status (Platner): Ms. Platner stated that she would have a sample format for the February committee meeting

12. Letters and Communication

12A. Update on Zoning Amendment Progression: Mr. Wiese and Ms. Platner attended the December Vilas County Zoning Committee meeting. The Vilas County committee approved the St. Germain Zoning Amendments. Dawn Schmidt questioned the allowable height of a dwelling that might be placed on the top of a garage. She also stated that it could be addressed in the appendix of the ordinance. The Vilas County Committee also liked the town's amendment making all side setbacks 15 feet. The Vilas County Board will meet on January 16, 2007. The amendments are on the agenda for approval. Once Mr. Wiese gets the official notification of the approval, the clerk will publish the zoning amendments which will become effective upon publication.

12B. Burgess/Newby vs. Jackson Update: Mr. Wiese stated that he had received an email on January 9, 2007 from the Vilas County Corporate Counsel stating that service had finally been Ms. Newby's daughter in Louisiana. In a response from Ms. Newby's son, it appears that Ms. Newby will be claiming adverse possession. The corporate counsel noted that the judge would have to address the adverse possession claim. The committee decided to see what happens before deciding to assist the county. Mr. Ritter also thought once the issue is resolved; the town may find out that it should have done something differently.

13. Committee Concerns:

13A. Mr. Ritter: Mr. Ritter noted that depending on the results of the April chairperson election, Mr. Wiese should probably be trying to find at least one person to serve on the Planning & Zoning Committee. Also, depending on the wording in the ordinance, Ms. Janssen may no longer be able to serve on the committee if she wins the town treasurer race.

13B. Mr. Ebert: Mr. Ebert noted that although an inspection is required to move an older mobile home into town, there is nothing to stop an older, run down, stick built structure from being moved into town. Mr. Ebert asked that something be added to the ordinance. It was suggested that the structure be called a new structure so that it would fall under the UDC codes and require inspections by the UDC inspector. Ms. Janssen will talk to Darren Pagel, the town's UDC inspector, to get his opinion of what can be done.

14. Set Time and Date of Next Meeting: The next regular committee meeting will be held on February 19, 2007 at 4:00 P.M. in meeting room #4 of the Community Center.

15. Adjournment: Motion Platner seconded Ritter that the meeting be adjourned. Approved. Meeting adjourned 5:06 P.M

Town Clerk

Chairman

Vice Chairman

Member

Member

Member