

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: SEPTEMBER 17

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 4:10.M.
2. **Roll Call -Members Present:** Todd Wiese, Mary Platner, Marion Janssen, Tim Ebert, zoning administrator. Lee Holthaus and John Vojta were absent.
3. **Approve Agenda:** Motion Janssen seconded Platner that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Platner seconded Janssen that the minutes of the August 20, 2007 meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
 - 6A. **Resolution of Deck Permit Requirements for 2009 Kleppe Road – (Gerald Patton, owner):** Mr. Ebert noted that a 6' x 18' deck had been built within 30' of Found Lake. It appeared to Mr. Ebert that the deck was entirely new. Vilas County said that they would allow a 6' x 6' deck as egress to the cottage. Then the County decided to allow the entire 6' x 18' deck. Mr. Ebert stated that he was disappointed with the County's decision. The town charged Mr. Patton the normal permit fee since there was so much confusion at the County level.
 - 6B. **Resolution of Shed at 8195 Big St. Germain Drive – (John Thados, owner):** Mr. Ebert stated that Mr. Thados had built a shed within 6' of the lot line without a permit. Mr. Thados claimed that the shed was built last fall before the new ordinance amendments had been approved. Mr. Thados was charged \$100, which is 10 times the permit fee as required in the town ordinance.
7. **Ordinance Amendments – Discussion/Action:**
 - 7A. **Sign Ordinance:** Ms. Platner said that she would have a presentation at the October meeting. She would like to schedule an open house meeting with the local businesses to see what ideas they might have concerning the sign ordinance. Mr. Wiese thought that we should get the state of affairs with the surrounding towns and sign ordinances. Ms. Janssen was very much in favor of allowing billboards. Mr. Wiese and Ms. Platner thought that billboards were unsightly and distracted from the beauty of the north woods. Mr. Wiese also stated that most of the calls that he gets with complaints are concerning signs. Ms. Platner would also like to go out and take pictures of all of the signs in town. She would then like to separate them into groups of those that meet the ordinance requirements and those that don't. There also is a question as to whether or not there could be a sunset clause for the existing billboards.
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. **Ordinance Book Revision Update - Platner:** Ms. Platner reported that she has been working with Kris Main. Ms. Main has had a difficult time trying to figure out where the ordinance amendments fit into the ordinance. Ms. Platner has been organizing all of the changes.
 - 11B. **Discuss and Review Ord. 1.56(4)(b)(2), C.U.P. for Expansion of Structure Greater than 20%. Item 11(B) tabled from 08-20-07. (Ebert):** Mr. Ebert noted that in the ordinance in the Lakeshore Resort Residential District, resorts require a conditional use permit. It also

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states that a conditional use permit is required for expansion that is greater than 20% of the structure's area. Mr. Ebert questioned whether or not a resort that has been converted to a condominium form of ownership is still a resort. It was the consensus of the committee that it was no longer a resort. In that case, a conditional use permit is not required. The expansion must, however, be within allowable expandable area as set forth in the condo plat. A permit is also required.

12. Letters and Communication

12A. Letter Sent from Town Attorney to Howard Beaver: Mr. Wiese handed out a letter that had been sent to Howard Beaver, Jr. from town attorney, Steve Lucarelli. The letter required that Mr. Beaver take action within 30 days or the town would commence action.

13. Committee Concerns.

13A. Demolition Status of 2417 & 2418 Forest Primeval Road – (Howard Beaver, Jr., owner): Mr. Wiese noted that Roger Wudi had contacted him. Mr. Wudi stated that he is ready to begin to take down the buildings. The county has given Mr. Wudi to take off the roofing material and haul it to the dump. The rest of the building will be pushed into the basement and burned as soon as there is sufficient snow this winter. The town attorney suggested that Mr. Beaver post a security bond to make sure that the work was done. No bond was recommended, however, as long as Mr. Beaver shows a good faith effort. A security fence will have to be put up around the foundation.

14. Set Time and Date of Next Meeting: The next regular committee meeting will be held on Monday, October 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 5:20 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member