

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: OCTOBER 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, Mary Platner, Lee Holthaus, John Vojta, Marion Janssen, Tim Ebert, zoning administrator, and Tom Martens, town clerk.
3. **Approve Agenda:** Motion Vojta seconded Janssen that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Janssen seconded Platner that the minutes of the September 17, 2007 meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
 - 6A. **Encroachment of Outlots. (Town of St. Germain Senior Housing):** Mr. Wiese reported that there had been a complaint by the St. Germain Housing Authority concerning an encroachment on the outlots between the Housing Authority and Greenwood Drive. Mr. Ebert said that he had gone out to measure and found that it was actually just the reverse. The St. Germain Housing Authority building was encroaching onto the outlot. The Housing Authority has also been dumping its leaves and brush onto private property. The deed restrictions state that nothing is to be built on the outlots. Mr. Ebert stated that originally the outlots were to someday be an alley way between Timbergate and Holiday Estates. It was consensus of the committee that the town should not get involved with deed restrictions. Mr. Ebert will inform the Housing Authority.
 - 6B. **Zoning Administrator Quarterly Report:** Mr. Ebert handed out his quarterly report. Mr. Wiese noted that the total building permits and travelway permits were almost the same as for last year at this time.
7. **Ordinance Amendments – Discussion/Action:**
 - 7A. **Sign Ordinance Review and Update:** Ms. Platner said that Ms. Janssen had suggested that off premises signs be allowed if it could be shown that there was a need. The question would be how can it be determined if there is a need. Ms. Janssen stated that the D.O.T. would control signs on certain highways. Ms. Platner suggested that the committee have a workshop to determine just what the problem areas are. She thought that about 90% of the signs would not be a problem. Ms. Platner also said that she would get copies of the sign ordinances from some of the surrounding towns.
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. **Lakeshore Resort Residential Zoning District Violation. (Auto Repair Business, 1493 Hug Road):** Mr. Wiese noted that he had received a complaint concerning a possible auto repair business at 1493 Hug Road. The property is being rented. The owner lives in Phelps. Mr. Ebert viewed the property and took pictures. It appeared that there might be 10 vehicles on the property. Under section 1.32 of the St. Germain Zoning Ordinance, auto repair businesses are not allowed in the Lakeshore Resort Residential District. Nor are they allowed with a conditional use permit. It also appears that an auto repair business does not fall under a home business. Mr. Wiese will send a letter to the property owner with copies of the applicable sections of the zoning ordinance and copies of the pictures that Mr. Ebert had taken. Hopefully,

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this will resolve the problem. If not, Vilas County will be notified that there are junk cars on the lot.

12. Letters and Communication

12A. Vilas County Corp. Council Update on Newy-Birgess/Jackson Land Dispute: Mr. Wiese read a letter from the Vilas County Corp. Council. The letter stated that the parties seem closer to a settlement. A letter from John Hogan, Ms. Jackson’s attorney, states that Ms. Jackson is willing to swap .5 acres so that Ms. Newby’s home will be on the correct lot. There is still some disagreement, however, and Ms. Jackson will only allow Stu Foltz to survey the property.

13. Committee Concerns.

13A. Demolition Status of 2417 & 2418 Forest Primeval Road – (Howard Beaver, Jr., owner): Mr. Wiese noted that both the cottage and lodge have been demolished. All of the non-burnable materials have been hauled away. The owner has been given permission to burn the remaining debris when there is sufficient snowfall, but a fence should be erected until that time. The owner has complied by erecting an orange snow fence surrounding the foundation.

13B. Mary Platner: Ms. Platner was concerned about the remaining debris at James Anagoustopolis’s property. The worst portion of the old garage has been demolished, but there is still a lot of trash. It seems as though Mr. Anagoustopolis has been taking it little by little to the dump. Ms. Platner also reported that Kris Main has been working on the codifying of the town ordinances.

14. Set Time and Date of Next Meeting: The next regular committee meeting will be held on Monday, November 12, 2007 at 4:00 P.M. in meeting room #4 of the Community Center. If there are no items on the agenda, the meeting will be a workshop for the sign ordinance.

15. Adjournment: Motion Platner seconded Janssen that the meeting be adjourned. Approved. Meeting adjourned 4:58 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member