

PLANNING & ZONING COMMITTEE

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org.

MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: JUNE 15, 2009

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, John Vojta, called the meeting to order at 4:05 P.M.
2. **Roll Call -Members Present:** John Vojta, Todd Wiese, Lee Holthaus, Mary Platner, Tom Martens, Town Clerk. There were two other people also in attendance.
3. **Approve Agenda:** Motion Platner seconded Holthaus that the agenda be approved in any order at the discretion of the chairman. Approved.
4. **Approval of Minutes:** Motion Wiese seconded Platner that the minutes of the May 18, 2009 regular committee meeting be approved as written. Approved.
5. **Public Comments:** There were none.
6. **Zoning Administrator Report – Discussion/Action:**
 - 6A. **Jerry Road Repair Shop:** Mr. Wiese noted that he and Mr. Ebert had gone over to the McGregor property at the corner of the Jerry Road. Mr. McGregor promised that he was not conducting a business out of his home. He stated that the cars were all his. The cars have since been moved back farther into the woods so that they are not visible from the highway. Mr. Wiese also stated that Mr. McGregor was asked not to do donuts on Jerry Road. The town crew has had to grade out the ruts several times. Mr. McGregor agreed not to do it.
7. **Ordinance Amendments – Discussion/Action:**
 - 7A. **Sign Ordinance Progress, Reader Board Options. (Platner):** Ms. Platner asked for a 90 extension to the off-premises sign moratorium. Motion Janssen seconded Platner that the off-premises sign moratorium is extended for 90 days. Approved. Mr. Vojta will ask the town chairman to add the resolution for the extension to the agenda for the June 23rd special town board meeting. Ms. Platner had a list of concerns that she thought should be addressed in the sign ordinance. (1) Inflatable signs. (2) Decorative flags vs. business flags. (3) Lights above message boards. (4) Placing signs within five feet of a town road. Mr. Martens asked that structures such as the billboard near Lollycoogan Lane that have not had a sign on them for over two years also be addressed.
8. **Re-zonings – Discussion/Action:** There were none.
9. **Conditional Use Request - Discussion/Action:** There were none.
10. **Plat and Survey - Discussion/Action:**
 - 10A. **Charles Vogel and Barrington Pines:** Mr. Vojta stated that Mr. Vogel had left a message attached to Ms. Vojta's vehicle stating that the new plat of Barrington had not been recorded and that he wanted to go back to the old plat. It was the consensus of the committee that whether or not the new plat had been recorded, it was the one that would take preference. A portion of the town road had been abandoned on the new plat. In order to revert to the old plat, the committee felt that the portion of the town road would have to be dedicated back to the town. Mr. Vojta will check with Vilas County Zoning to see where they stand on the issue. The committee also had a lengthy discussion concerning survey maps vs. certified survey maps and recorded plats.
11. **Miscellaneous Agenda Items – Discussion/Action:**
 - 11A. **Status Report on Halberstadt Road Setback Issues (Todd Wiese):** Mr. Wiese noted that Pitlik & Wick had received the check from Cornerstone Construction. Mr. Wiese also had a letter of agreement and a contract that had been signed by all three parties. The work is to be completed by July 1, 2009. There is no signed agreement as to who is going to remove any trees or stumps. There is also nothing to address the possibility that the work is not completed by the specified date.
 - 11B. **Beaver Property Hole:** Mr. Vojta noted that Eleanor Beaver is still listed as the owner of the property. There seems to be a problem between Ms. Beaver's son and daughter. Mr. Vojta will send

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a certified letter to Ms. Beaver/et al at the address listed in the assessment roll asking that the hole left from the basement of the old lodge on Forest Primeval Road be filled in. The letter will state that because of the duration of the problem, a reply will be required within 30 days of receipt of the letter.

11C. Dick Schwerman 3 Property Complaints: At the last committee meeting, Mr. Vojta had asked that the committee members drive past the three properties listed in the complaint. The property on the corner of South Bay Road and Hwy. 70 is zoned in the Community Highway Business District. The two properties farther down South Bay Road are zoned in the Lake Shore Resort Residential District. Mr. Wiese noted that in the past, he has sent an initial letter asking that the property owners be a good neighbor and clean up their property. He suggested that letters to that effect be sent. Motion Wiese seconded Platner that Ms. Janssen send a letter to the property in the Community Highway Business District and that Mr. Vojta send letters to the two property owners in the Lake Shore Resort Residential District. Approved.

11D. P & Z to do List (Todd Wiese): Mr. Vojta noted that the to do list needed to be updated.

12. Letters and Communication:

12A. Ellen Allen letter: Mr. Wiese noted that he was still holding a letter from Ellen Allen concerning a pornography ordinance. Mr. Vojta stated that the ordinance would be added to the to do list.

12B. Transient Vendors: Mr. Vojta stated that he had talked to Mark Wallen, the local inspector for the Wisconsin Department of Health. Mr. Wallen had stated that all transient vendors need a permit from him. That would also include Flea Market vendors. All vendors also need access to sanitary facilities. There is no fee for non-profit vendors. Mr. Wiese had volunteered to work on a transient vendor ordinance. It will be moved up on the to do list.

13. Committee Concerns:

Todd Wiese: Mr. Wiese informed Mr. Vojta that all of the information on the proposed ordinance on the to do list was in the file cabinet.

Marion Janssen: Ms. Janssen thought that the more people who know about the new sign ordinance the better it will be.

Tom Martens: Mr. Martens noted that at the last meeting it had been mentioned that the minimum lot size on a lake was 20,000 sq. ft. In the new Vilas County ordinance, on a large lake such as Little St. Germain Lake, the minimum lot size is 30,000 sq. ft.

14. Set Time and Date of Next Meeting: The next regular monthly Planning & Zoning Committee meeting will be held on Monday, July 20, 2009 at 4:05 P.M. in meeting room #4 of the Community Center.

15. Adjournment: Motion Platner seconded Holthaus that the meeting be adjourned. Approved. Meeting adjourned 5:30 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member