

# 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: MAY 17, 2010

**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, Walt Camp, Mary Platner, Marion Janssen, Tim Ebert, Zoning Administrator, Tom Martens, Town Clerk. There were also 4 other people in attendance.
3. **Approve Agenda:** Motion Camp seconded Janssen that the agenda be approved in any order at the discretion of the chairman. Approved.
4. **Approval of Minutes:** Motion Platner seconded Janssen that the minutes of the April 19, 2010 committee meeting be approved as written. Approved.
5. **Public Comments:** Mr. Martens noted that he had received a call from Marv Anderson asking for the road right of way information on Forest Primeval Road.
6. **Zoning Administrator Report – Discussion/Action:** Mr. Ebert noted that he has only issued 17 permits all year.
7. **Miscellaneous Agenda Items – Discussion/Action:**
  - 7A. **Setback Requirements (Ebert):** At the last meeting, Mr. Ebert had presented a six-point list of possible changes to the setback requirements on smaller lots. Ms. Platner now presented a new four-point list. (1) The lot must be smaller than 1.5 acres. (2) The lot must have a conforming dwelling on it at the time a garage or accessory structure permit is applied for. (3) The garage or accessory structure dimensions must be less than 720 sq. ft. (4) The garage or accessory structure must be a detached structure separated from an existing dwelling, garage or accessory structure by a minimum of 10 ft. Ms. Platner had added accessory structures to her list. The consensus was that the 10 ft. separation in item #4 should be left out. Ms. Platner was not sure how shoreland property would be affected. Motion Janssen seconded Camp to accept Ms. Platner's proposal with the 10 ft. requirement in item #4 to be left out. Approved.
  - 7B. **Tolley Property (Ebert):** Mr. Ebert explained that Mr. Tolley had received the letter that had been sent to him. He also told Mr. Ebert that he had hired a contractor who would bring everything up to code. Mr. Ebert also noted that Mr. Tolley said that UDC inspector, Darin Pagel, had told him that since there was not going to be any heat, the building would not need insulation and that there would not be much for Mr. Pagel to inspect. Mr. Tolley has a privy permit from Vilas County.
  - 7C. **P & Z Grandfathering (Ebert):** Mr. Vojta stated that the committee had asked that he and Mr. Ebert get a second opinion concerning grandfathering. The WTA attorney told Mr. Vojta & Mr. Ebert that as long as the use didn't change, even if the owners changed, the use was not an issue. Mr. Vojta had a letter from attorney William Anderson to the same effect.
  - 7D. **8061 Juve Road Property:** Mr. Ebert informed the committee that he had placed a violation card on the property. The size of the structure was not an issue. The problem is that the permit had been for a garage. There is no sanitary permit on file with Vilas County. Mr. Ebert will write to the owners with a copy to Vilas County Zoning.
  - 7E. **2361 Lost Colony Drive Deck (No Permit):** Mr. Ebert stated that he had notified Vilas County Zoning about the deck. Vilas County had asked for a town permit. Mr. Ebert stated that he could not issue a permit for a deck that was not legal. It is now a county problem.
  - 7F. **Sign Hwy. 70 State Hwy:** Dave Clark was present to explain the situation. Last summer, Mr. Clark had received a notice from the D.O.T. stating that he needed to get a permit for the Cathy's Ice Cream sign near Colona Estates. Mr. Clark called, completed the application, and paid the \$175 fee. When the sign was put up about 20 years ago, the property was zoned general business. A permit was not required for a 4' x 8' sign. The property is now zoned residential. Fred Weisner from the

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D.O. T. had set up a hearing in April. Mr. Ebert had sent a letter stating that the sign should be grandfathered since the zoning had changed. Mr. Weisner is suggesting the Mr. Clark place the sign on posts on the GASCO property. Mr. Weisner is also suggesting that the town rezone the property. Mr. Clark told him that the town will not spot zone. Mr. Vojta told Mr. Clark that if Mr. Clark would provide all of the facts and dates, Mr. Vojta would write to try to clear up the matter. At this time, St. Germain does not have a sign ordinance. The new proposed sign ordinance will not be a problem with keeping the sign where it is.

**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. Ordinance Amendments – Discussion Only:**

**11A. Ordinance Book Re-write (Platner):** Ms. Platner stated that she had only found one spelling error in Chapter 1, but that she had not looked at Chapters 2 thru 5. Ms. Janssen noted that things such as dog license fees and room tax rates need to be addressed. Mr. Vojta asked the committee to look through Chapters 5 – 10 for the June meeting.

**11B. Blight Ordinance (Marion J.):** Ms. Janssen said that she had nothing to report.

**12. Letters and Communication:**

**12A. Sign Ordinance Public Hearing Date:** The public hearing for the sign ordinance will be held on Tuesday, June 15, 2010 at 7:00 P.M. in the Community Center.

**13. Committee Concerns:**

**13A. Mary Platner:** Ms. Platner asked if the town zoning ordinance grandfathered Mr. Clark's sign. Mr. Ebert thought that since it is a structure, that it is grand fathered. Ms. Platner also stated that she thought the guesthouses needed to be addressed. Mr. Vojta thought that they were already covered and needed to meet the minimum dwelling size requirement and also needed a UDC inspection.

**13B. Walt Camp:** Mr. Camp stated that he needed the ordinance books and whatever else the Mr. Weise had.

**14. Set Time and Date of Next Meeting:** The next regular monthly Planning & Zoning Committee meeting will be held on Monday, June 21, 2010 at 4:05 P.M. in meeting room #4 of the Community Center.

**15. Adjournment:** Motion Platner seconded Camp that the meeting be adjourned. Approved. Meeting adjourned 4:48 P.M.

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Town Clerk

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Chairman

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Vice Chairman

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Member

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Member

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Member