

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 14, 2012

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, Marv Anderson, called the meeting to order at 2:15 p.m.
- 2. Roll Call -Members Present:** Marv Anderson, Fred Radtke, Mary Platner, Tim Ebert, zoning administrator, Tom Martens, town clerk. Constable, Jack Santerelli was also present.
- 3. Approve Agenda:** Motion Platner seconded Radtke that the agenda be approved in any order at the discretion of the chairman. Approved.
- 4. Approval of the Minutes:** Since this is the first meeting of the new committee members, the approval of the minutes from April 2, 2012 was waived.

5. Discussion/Action Items:

5A. Ordinance Project Update: Ms. Platner explained that almost all of the ordinances had been rewritten in the same format as that of Vilas County. Ms. Platner and Mr. Martens were in the process of numbering the ordinances and also searching to see if there were any other ordinances that had been left out of the book. Mr. Anderson asked that by the August committee meeting the project should be completed as much as possible. Ms. Platner also noted that she needed to proof read everything that had been done so far.

5B. Nuisance/Blight Ordinance: Mr. Anderson handed out a model of a public nuisance ordinance for towns with Village Powers. It appeared to be a very comprehensive ordinance. It seems that most people are in agreement that something needs to be done to clean up the town, but the question always seems to be enforcement and cost. Mr. Santerelli noted that former police officer friend has told him that in the town where he lives, there is a short time limit given to the offenders to get things cleaned up. The people are notified. If nothing is done, a fine is imposed. Mr. Radtke asked what is done if the fine isn't paid. Mr. Santerelli said that an amount is charged to the tax bill and the property could be confiscated. Mr. Santerelli also noted that the town chairman was supposed to have set up an arrangement with the Vilas County Circuit Court to hear cases from St. Germain. The cost and liability are also something that needs to be discussed. Mr. Anderson stated that the legal authority and methodology would have to be determined prior to presenting anything to the town board. It was the consensus of the committee that something should be done soon. Mr. Radtke asked what was to happen to a person's personal property if the town had to go in to clean up a property. Mr. Anderson suggested that the committee look at ordinances from neighboring communities. It was also suggested that the committee hold public meetings prior to presenting anything to the town board. The town board would also have to hold public hearings on the ordinance.

5C. Ordinance Compliance: Zoning Administrator, Tim Ebert, explained that if there were a complaint he would try to resolve the issue. However, if the complaint is something that can't be resolved, he will bring it before the planning & zoning committee. Mr. Ebert has issued 24 permits year to date. He also explained that he looks at the setbacks. Darrin Pagel does the town's UDC inspector the home inspection. Ms. Platner stated that a few years ago, the town changed the setback requirements for an accessory building from 5' to 15' from both the side and back lot lines. If a lot is less than 1.5 acres, the setbacks are 5' from both the side and back lot lines. There have been concerns that someone getting a permit for a garage might decide to change it to a dwelling. Mr. Ebert asked if he had the authority to enter a property two years after a permit had been issued to check on the building.

There was a discussion concerning guesthouses. Ms. Platner thought that the town should go along with the county and allow guesthouses. Mr. Radtke added that a garage should not be allowed unless a home is built. He also thought that a property could not have a guesthouse without a main house. There have also been issues of people who have small lots on the lake purchasing lots in subdivisions for the purpose of building garages. Mr. Ebert noted that when a permit is issued, the owner has one year to begin construction and one year to complete it. It was also noted that setbacks

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should be from the center of the right of way and not from the center of the roadway.

Ms. Platner noted that the zoning map for the town is much different than the one for the county. The county zoning is more general and the town zoning is more specific. Mr. Ebert will have a summary report of the permits that have been issued for 2012 for the July meeting. Mr. Ebert was also concerned that there is no minimum fee for a commercial permit in the fee schedule.

6. **Set Time and Date for Next Meeting:** The next planning & zoning committee meeting will be held on Wednesday, June 27, 2012 at 5:00 P.M. in meeting room #4 of the community center.
7. **Adjournment:** Motion Radtke seconded Platner that the meeting be adjourned. Approved. Meeting adjourned 4:00 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member