

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 27, 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 5:00 p.m.
- 2. Roll Call -Members Present:** Marv Anderson, Fred Radtke, Mary Platner, Tim Ebert, zoning administrator, Tom Martens, town clerk.
- 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:** The committee approved the minutes of the June 14, 2012 planning and zoning committee meeting as presented.
- 5. Discussion/Action Items:**
 - 5A. Tax Collection Bond Ordinance:** The committee decided that the tax collection bond was an issue for the finance committee.

5B. Zoning Administrator's Report: Mr. Ebert reported that he has issued 29 permits so far this year with a value of approximately \$1,000,000 and with fees of just under \$3,000. Mr. Ebert also stated that there is no minimum permit fee for a commercial permit. The other categories have minimum fees. Mr. Ebert thought that the committee should recommend a minimum fee to the town board.

Bill Edwards has asked for a permit to construct a home and garage on one of his lots on Hwy. C. The plat was recorded in 1998. The town's zoning ordinance took effect in 2001. In Mr. Ebert's opinion, the lot should be buildable. However, Vilas County adopted a minimum lot size of 1.5 acres in 1972. Mr. Ebert advised Mr. Edwards to go to Vilas County Zoning to get their opinion.

Mr. Ebert asked that the following four items be added to the agenda for the next committee meeting. (1) When was the building height requirement changed to mean height? Ms. Platner will check. (2) Should the setback along a town road be measured from the center of the road, center of the right of way, or from the lot line? Mr. Ebert will check with some of the other towns. (3) Does the zoning administrator have the authority to enter a property two years after a permit has been issued? Mr. Anderson will check with the WTA. (4) Can a garage be built on a vacant lot without a dwelling? Mr. Ebert will check with some of the other towns.

5C. Nuisance/Blight Ordinance: Ms. Platner prepared a summary of the Public Nuisance Ordinance provided by the Wisconsin Towns Association. The committee felt that sections one and three were okay. Mr. Anderson wanted to check to see if "agricultural use" applied to St. Germain. Ms. Platner stated that Vilas County and the town distinguish between a building and structure. The committee thought that "equipment" needed to be better defined for our area. Mr. Ebert will check to see if a junkyard is an allowable use in any of our zoning districts. Ms. Platner asked if a new law concerning vehicle registration applied to definition "O". The definitions under "P2" & "P3" are vague. Ms. Platner thought that a list of recyclable material could be added under "Q". Under "Y", UTV should be added. Mr. Ebert thought that storage and shipping containers should also be added.

Section five would be changed to using numbers and letters rather than Roman Numerals. Section six will be started at the next meeting. The goal will be to finish the review of the ordinance by the July 30, 2012 meeting.

- 6. Set Time and Date for Next Meeting:** The next planning & zoning committee meeting will be held on Monday, July 9, 2012 at 5:00 P.M. in meeting room #4 of the community center. There will also be a meeting on Monday, July 30, 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 6:26 P.M.

PLANNING & ZONING COMMITTEE

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

Town Clerk

Chairman

Vice Chairman

Member

Member

Member