

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: AUGUST 23, 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 4:00 p.m.
- 2. Roll Call -Members Present:** Marv Anderson, Fred Radtke, Mary Platner, Tom Martens, town clerk. Tim Ebert, zoning administrator was absent. Eight residents of Star Lane, Phil Monday, Mr. & Ms. Ben Ryskienicz, Mr. & Ms. Milton Mrozak, Martha Schuldt, Donald Camps, and William Saraniak were also present.
- 3. Approve Agenda:** Motion Radtke seconded Anderson 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 August 9, 2012 planning and zoning committee meeting as presented.
- 5. Zoning Administrator's Report:** Mr. Radtke reported that Mr. Ebert was informed of a snowmobile/small engine business at 1352 Lake Content Road. That type of business is not allowed in that zoning district. Mr. Anderson will stop to talk to the owner.

5. Discussion/Action Items:

5A. Star Lane: Phil Monday spoke for the group from Star Lane. They would like the road to be a town road. Mr. Monday stated that he thought that Jim Wendt owned the road. Mr. Radtke asked the property owners if the road was an easement road. They didn't know. Mr. Radtke noted that if Mr. Wendt was the owner, he would have to approach the town board concerning the road. Prior to the road becoming a town road, it would have to be inspected to insure that it met all of the town's specifications. All of the property owners agreed that when they purchased their homes that they had been told that when all of the lots were sold the road would be turned over to the town. The group will contact Mr. Wendt, or the person or entity that is the owner and see if that person or entity will contact the town board. The committee could not offer legal advice, so it might be necessary for the group to contact an attorney.

5B. Jackson Lane: Mr. Anderson reported that the Jackson Lane issue had been brought to the town board. The board will be scheduling a public hearing.

5C. Building Road Setback and Garage on Properties: Mr. Anderson stated that the committee had discussed the setback issue before but that it had not reached a decision. The consensus was that the setback should be 50' from the property line stake. On a 50' road right of way, the setback would still be 75' from the center of the right of way. On a 66' road right of way, the setback would become 83' from the center of the right of way. Mr. Anderson will ask Mr. Ebert to check with Vilas County Zoning to see if they would approve the change. The matter will be on the next agenda.

The matter of building a garage on a lot without a home will also be placed on the next agenda.

5D. Nuisance/Blight Ordinance Work: The committee continued to review the Nuisance/Blight Ordinance draft from the WTA. Mr. Radtke stated that at the recent Vilas County WTA meeting there was a discussion of pornographic type businesses. An ordinance can't ban a pornographic business. It can regulate the location and hours, but the business can't be banned from town. There was also a discussion of noxious weeds. There are three noxious weeds listed in the statutes, but the statute isn't enforced. The committee agreed that the noxious weed section should be removed from the proposed ordinance. Mr. Anderson advised the committee that the WTA stated that the town shouldn't include portions of the county ordinance by reference. The town should write its own sections.

There was a discussion concerning junk vehicles. According to the draft junk vehicles are vehicles that are not registered in the State of Wisconsin, and are obviously not being used. They become an

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exemption in a zoning district in which a junkyard could be allowed. Mr. Martens asked then why couldn't the present ordinance be enforced if there are junk vehicles in a district that didn't allow junkyards. Mr. Anderson stated that the vehicles are specified as junk, it is the junkyard.

6. **Set Time and Date for Next Meeting:** The next planning & zoning committee meeting will be held on Thursday, September 13, 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 5:42 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member