

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES PLANNING & ZONING COMMITTEE: MARCH 5, 2013

1. Call To Order: The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law. Meeting called to order by chairman Marv Anderson at 6:15 P.M.

2. Roll Call: Marv Anderson, Gerald Hensen, Tim Ebert, zoning administrator, Tom Martens, town clerk. Mary Platner & David Mollen were absent. Walt Camp was also in attendance. Since there was not a quorum of committee members, Mr. Anderson stated that there would be some discussion, but no decisions would be made.

3. Approval of Agenda: No action.

4. Approval of Minutes: No action.

5. Discussion Items:

A. Zoning Administrator Report: Mr. Ebert noted that he had two variance requests. Both were for decks in Holiday Estates. The first project would be for a variance of 4 ft. The second project because it is less than the 5% of the required setback as stated in the town ordinance would require a conditional use permit. The measurements would be made from the center of the roadway as has been the procedure in the past. Mr. Ebert also noted that there is a home for sale in Forest Downs that has a shed built on the lot line. It probably had been built without a permit. One possibility would be that Mr. Ebert could notify the owner that the shed had to be moved. The ordinance also provides for a fine of 10 times the permit fee of \$15. Mr. Ebert asked the clerk to check on the town website about changing the prices on the zoning permits. The travelway, conditional use and variance applications all have incorrect fees.

B. Winkle Road Permit: Mr. Anderson stated that he had received a notice from Vilas County Zoning that the owner of a business in the downtown business district on Winkle Road wanted to convert the home to a single family dwelling. This is one time where the county is more restrictive than the town. The town would allow the change, but the county requires a conditional use permit. Mr. Anderson will send a letter to Dawn Schmidt stating that the St. Germain Planning & Zoning Committee has no objections.

C. Hwy. 155 Petition: Mr. Anderson stated that at the February town board meeting, the town board decided to deny the petition request from eleven property owners on the S-Curves on Hwy .155. The petition was to not allow a snowmobile trail to be constructed in the residential low density zoning district. The town attorney had advised that since a snowmobile trail is not mentioned in any part of the town's zoning ordinance, it would be difficult to either allow or deny the trail.

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D. Public Nuisance Ordinance: Mr. Hensen stated that it appeared that many of the shorter nuisance ordinances that Ms. Platner had provided copied sections from one ordinance to another. Mr. Anderson stated that there is a good chance that the town can use Vilas County's nuisance ordinance.

6. Set Time and Date for Next Meeting: The next planning & zoning committee meeting will be held on Thursday, April 4, 2013 at 6:00 P.M. in meeting room #5 of the community center.

7. Adjournment: The meeting was adjourned at 6:50 P.M.

Town Clerk

Chairman

Member

Member

Member

Member