

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES PLANNING & ZONING COMMITTEE: JUNE 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 6:00 P.M. Mr. Anderson also noted that supervisor Tom Christensen had been appointed as vice-chair of the planning & zoning committee.

2. Roll Call: Marv Anderson, Gerald Hensen, Mary Platner, Tom Christensen, Tom Martens, town clerk. David Mollen and Tim Ebert, zoning administrator were absent.

3. Approval of Agenda: Motion Hensen seconded Platner that the agenda be approved in any order at the discretion of the chair. Approved.

4. Approval of Minutes: Hearing no objections or corrections, Mr. Anderson stated that the minutes of the April 5, 2013 planning & zoning committee are approved as written. Mr. Anderson added that he would prepare his notes from the May meeting for the clerk.

5. Discussion Items:

A. Zoning Administrator Report: Mr. Anderson read the report from Tim Ebert. There have been 17 permits so far for 2013. Seven of them are for new homes. Mr. Ebert has given the property owner on Hwy.155 with the stump piles thirty days to start getting them cleaned up. Boyd Best has scheduled two variance hearings for July 9, 2013. Mr. Martens stated that he now has a third request. Mr. Anderson reported another complaint of junk on a property next to Serenity Bay. Mr. Anderson also stated that the lady from the health department said that the next that she has to go to the property on South Bay Road, she is going to take a sheriff's deputy with her. Mr. Anderson asked for a copy of the ordinance amendments showing the garage setback for lots less than 1.5 acres.

B. Eagle Landmark/National Finance Subdivision: Pat Weber was present from Eagle Landmark Surveying. He stated that the property was zoned both in the Community & Highway Business District and the Forestry District. A Bo-Boen Snowmobile Club trail runs through two of the lots. The developers are not asking for the property to be rezoned. The two highway lots would be 1.5 acres and the five back lots would be at least five acres. Both the subdivision and the road need to be named. The proposed radius for the cul-de-sac is 75 feet. The committee suggested checking with Tim Ebert to see if that was enough for the town plow and the fire truck. The plat needs to be presented to the county for approval. Motion Christensen seconded Hensen to approve the preliminary plat for the National Finance I LLC subdivision as presented as long as the name of the subdivision and the road are added. Approved. Mr. Anderson will ask Tim Ebert about the fees. It shows that the fee should be \$25 plus \$1 for each lot. However, that might be an old rate.

C. Public Nuisance Ordinance: At the last meeting, David Mollen handed out a nuisance ordinance from the Town of Phelps. The committee had originally looked at a model ordinance from the WTA, but decided that it was too long. The committee had also decided not to include anything that was already covered under the county ordinances. The section on public morals and decency will be taken out. Noxious weeds will be taken out since they are covered in the state statutes. Ms. Platner thought that maybe there should be something about the height of weeds. Water pollution will be taken out. The state is responsible. Sections #2 and #3 will be taken out.

Section #4 on odors will be left in. Section #5 will be left in. Ms. Platner thought that awnings, signs and billboards should be left in. Mr. Christensen said that the town board had never finally approved the sign ordinance. Illegal businesses should be part of the building code and taken out. Traffic signs should be taken out. Intersection obstruction should be left in the ordinance. It would include snow and tree limbs. Mr. Christensen thought that the town would be taking care of any tree limbs. Dangerous trees should be left in if they are on private property. Section #9, noisy animals should be taken out. They are in Chapter 9 of the county ordinance. The

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section on logging should be left in. Loggers need to clean up when they are finished. References to other statutes should be left in. It could be taken out later. Flammable liquids should be taken out. They should be covered under state codes and also the fire department. Section #12 concerning open pits and basements will be left in, but Mr. Anderson and Ms. Platner will check to see if they are covered anywhere else.

Ms. Platner and Mr. Christensen both thought that the definition of junk vehicle was confusing. Mr. Christensen also thought that vacant lots needed to be included. Ms. Platner also noted that definitions usually are at the beginning and sometimes in alphabetic order. Item #4 should be moved to the beginning of the section. Mr. Christensen asked why references were made to other statutes. Why weren't they just included in the ordinance?

Ms. Platner stated that she had gone back to the WTA model nuisance ordinance. She said that the committee's main concern was that it was too long. So, Ms. Platner took out all of the things that she thought would make it similar to the Phelps ordinance. Ms. Platner handed out that version and asked that the committee look at it. She thought that it was better than the Phelps ordinance. Mr. Anderson noted that he had told the town board that the committee would have a draft of the nuisance ordinance for the June town board meeting. The consensus of the committee was that rather than rush something to the town board that they should go back and look at the revised version of the WTA ordinance and, hopefully, have a draft for the July town board meeting.

6. Set Time and Date for Next Meeting: The next planning & zoning committee meeting will be held on Tuesday, June 18, 2013 at 6:00 P.M. in meeting room #5 of the community center.

7. Adjournment: The meeting was adjourned at 8:16 P.M.

Town Clerk

Chairman

Member

Member

Member

Member