

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES PLANNING & ZONING COMMITTEE: NOVEMBER 21, 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 6:30 P.M.

2. Roll Call: Marv Anderson, Tom Christensen, Gerald Hensen, Mary Platner, Jaime Ricart, Tom Martens, town clerk. .

3. Approval of Minutes: Hearing no objections or corrections, Mr. Anderson stated that the minutes of the November 14, 2013 planning & zoning committee are approved as written.

4. Discussion Items:

A. Zoning Administrator Report: Mr. Ebert was not present. There was no report.

B. West Bay Resort Plat Addendum Review: Mr. Anderson stated that he had talked to Mike McDonald, the treasurer of the West Bay Resort Condo Association. Mr. McDonald said that he didn't have any other documentation concerning the expandable area for each unit. Mr. McDonald also said that the association had met and that the group approved all of the changes that are on the plat. Ms. Platner asked if Mr. McDonald had sent a copy of the minutes from the meeting. Ms. Platner also suggested that the committee add that requirement in the future. Mr. Anderson added that the committee needed to sign off on the plat addendum. He suggested that it be approved and that he would ask Mr. McDonald for a copy of the minutes.

C. Nuisance Ordinance Draft: The consensus of the committee was that noxious weeds should be dropped from the ordinance. There was a discussion concerning barking dogs. The question was who is going to enforce it. The neighbors would have to record both the duration of time and the decibel level of the barking. The consensus of the committee was not to include barking dogs in the ordinance.

Mr. Christensen suggested that rather than spending money on attorney fees, it might be a good idea to have the town board review the ordinance to see if they even wanted to proceed with it. Mr. Christensen added that according to Attorney Steve Lucareli, we already have conflicts in our ordinances.

Ms. Platner thought that as far as enforcement, the town zoning administrator should initiate the process and then a warning should be given.

Mr. Anderson asked the committee if they had any concerns. Mr. Anderson said that his main concern was dilapidated buildings. Mr. Hensen said his concerns were garages on small lots and barking dogs and junk in subdivisions. Mr. Anderson also said that he has had complaints and that this ordinance would allow him to give answers. He thought that once the town cracks down, more things will come up, but more people will comply with the ordinance. If people are asked to comply, most will. Mr. Christensen said that the town needs to enforce all of its ordinances and can't just pick and choose.

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Motion Hensen seconded Platner that the committee presents the draft of the ordinance, Chapter 29, pages 1-9, to the town board. Approved. Mr. Christensen noted that some things needed to be taken out first.

The consensus of the committee was that lines 174-178, noxious waste water areas, should be removed. The definitions on page 1 & 2 were left as is.

Mr. Ricart said that he would do some research on outdoor wood boilers. Mr. Martens said that it would be difficult to say one person could not have a wood boiler and someone else could.

On line #50, only “junk” should remain.

Sec. 29.04(13) on page 6, “subsections 13 and 15” should be changed to subsections 12 & 14. The consensus of the committee was that “unlicensed or unregistered” vehicles, Sec. 29.04(14) are not “junk” as defined in Sec. 29.04(12). Mr. Anderson suggested that a number of “registered, but non-operative vehicles be added to the ordinance. “Unlicensed and unregistered” vehicles should be removed from the definition line 50. Mr. Christensen noted that in the Presque Isle nuisance ordinance, it is required that “unlicensed or unregistered” vehicles be covered.

The last sentence of Sec. 29.05, concerning railroads should be removed. Mr. Martens thought that, depending on what WisStat. 342.40 says, maybe Sec. 29.05 could be left out altogether with reference to WisStat. 342.40.

Ms. Platner will work on revising lines 288-300, Sec. 29.06(1)(a).

If there is a complaint, where is it going to go? Should it go to the planning & zoning committee? The consensus of the committee was that there were too many people involved in Sec. 29.06(3)(a). It needed to be narrowed down to possibly, town chair, town vice-chair and zoning administrator. The consensus was that lines 341-356, Sec.29.06(3)(a) should be removed, as well as lines 384-386, Sec. 29.06(4)(b). Mr. Anderson will rewrite lines 372-392, Sec. 29.06(4).

All reference to permits, line 396 & 397 should be removed. It was also suggested that the Wisconsin Statute sections that are referenced in the ordinance be checked to make sure that they are still numbered the same way.

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The committee decided to change line #417 to “not less than \$200 or more than \$500”, and that line #424 be changed to “not less than \$500 or more than \$1000”. Sec. 29.8(3) should be removed.

The blank dates throughout the ordinance should be changed as follows: Line #183 – 10 days; line #192 – 30 days; line #198 – 30 days; line #210 – 10 days; line #222 – 90 days; line #228 – 10 days; line #232 – 10 days; line #240 – 48 hours; line #261 – 30 days; line #268 – 30 days.

Mr. Anderson asked that all revisions be sent to Mr. Christensen by noon on December 2, 2013 so that Mr. Christensen can enter them into the ordinance draft.

5. Committee Concerns: Ms. Platner handed out a sample home occupation permit application form. She also handed out a page from the Vilas County General Code of Ordinances, Sec. 9.28, Howling and Barking Dogs. Ms. Platner asked the committee to review the two pages for the next meeting. Mr. Martens handed out a packet once again asking the committee to consider recommending to the town board that a conditional use permit be required for snowmobile trails in the residential low-density zoning district, and possibly all residential zoning districts. He asked that the committee review the packet for the next meeting.

6. Set Time and Date for Next Meeting: The next planning & zoning committee meeting will be held on Thursday, December 5, 2013 at 6:30 P.M. in meeting room #5 of the community center.

7. Adjournment: The meeting was adjourned at 9:05 P.M.

Town Clerk

Chairman

Member

Member

Member

Member