

**TOWN OF ST. GERMAIN ZONING COMMITTEE
CONDITIONAL USE PERMIT APPLICATION DECISION**

Date, time and location of CUP public hearing: August 23, 2017, 5:30pm, St. Germain Community Center – Room 4

Applicant: Premier Powersports & Marine, Brian Siekierzynski, Agent

Project location: 7792 HWY 70E, Parcel 24-2427

Zoning district: Community & Highway Business

Reason for CUP Application: Applicant wishes to construct a building exceeding 10,000 square feet. Building to be used for retail sales and service.

St. Germain Code of Ordinances, Chapter 1 – Zoning, §1.310(C)(8) declares a retail sales and service structure exceeding 10,000 square feet gross building area as a Conditional Use in the Community and Highway Business District.

Decision of Zoning Committee: Issue permit with conditions.

**Minutes, Zoning Committee Meeting
July 11, 2017, 6:30pm**

1. **Call to order:** Meeting called to order at 5:30pm by Chairman Ritter
2. **Roll call, establish a quorum:** Present: Swenson, Cooper, Janssen, Ritter. Absent: Hensen, Ebert (non-voting member).
3. **Conditional Use Public Hearing regarding a proposed retail sales and service building exceeding 10,000 square feet on parcel 24-2427, 7792 Hwy 70E:**
 - a. Meeting opened to public comment at 5:35pm.
 - b. Attendees:
 - Applicant: Brian Siekierzynski
 - Public: Don Arcus
Wally Geist
 - c. Comments from Public:
 - Don Arcus: Owns undeveloped parcel 24-2422 on Hiawatha Circle
 - 1. Objects to any access to the property from Hiawatha Circle
 - 2. Concerned about potential noise and dust
 - 3. Not an opponent, but an interested observer concerned about potential issues down the road

Wally Geist: Curious about how boats will be stored and handled in building. Racks and forklift? Was satisfied to know only employees of Premier Powersports & Marine would have access to building; no public access.

d. Comments from applicant Brian Siekierzynski

1. Building will not exceed 12,000 square feet.
2. Preparation of land for construction and storm water management has resulted in an earthen berm on the north side of the parcel partially displacing what was planned to be vegetative buffer along Hiawatha Circle.
3. Would like the option of someday having access to the building via a driveway from Hiawatha Circle. Access would be controlled to prevent public use.
4. The uncertainty by the Zoning Committee of the rear setback must be resolved ASAP to enable construction to begin this fall.

4. Public hearing adjourned at 5:58pm

5. Committee discussion of public hearing:

Motion Cooper, second Janssen to approve the zoning permit with the following conditions:

1. Building not to exceed 12,000 square feet
2. Vegetative management plan originally prepared June 22, 2017 must be updated to reflect the use of non-vegetative buffers authorized in §1.310, Chapter 1 – Zoning, St. Germain Code of Ordinances. Updated plan is subject to review and approval by St. Germain Zoning Committee prior to construction of building.
3. Any service access to the building from Hiawatha Circle must be controlled by some means, such as a gate, to restrict public usage of the travelway.

A special meeting of the Zoning Committee is scheduled for 5:30pm, Wednesday, August 30 in Room 5 of the Community Center to resolve the issue of confusing language in the zoning ordinance pertaining to setbacks.

6. Adjourn: Committee meeting adjourned at 6:19pm

Minutes prepared by Ritter, Chairman