

TOWN OF ST. GERMAIN
P.O. BOX 7
ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

Minutes, Zoning Committee
January 10, 2018

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, Hensen and Ebert.
3. **Approval of agenda:** Motion Cooper, second Janssen. Motion passed by unanimous voice vote.
4. **Conditional Use Public Hearing regarding a proposed fabricating and manufacturing facility for Caged Crow Fabrication, Hwy 70W, Parcel 24-72-01 (No address assigned)**
 - a. Meeting opened to public comment at 5:35pm. Chairman Ritter confirmed that all property owners in close proximity to parcel 24-72-01 had been informed of the CUP permit application and of the public hearing. None were in attendance and none had submitted any comments. Ritter also confirmed that the public hearing had been properly posted and published.
 - b. Attendees:
Applicant: Josh and Chelsea Romaker, Agents for Caged Crow Fabrication
Public: Wally Geist, reporter, Vilas County News Review
 - c. Comments from public: None
 - d. Comments from applicant: Mr. Romaker explained that negotiations for purchase of the referenced land parcel had been finalized. Closing is contingent only on the Town confirming that the CUP would be issued.
 - e. Public hearing adjourned at 5:40pm
 - f. Committee discussion of public hearing:
 - i. Motion Swenson, second Janssen to approve the Conditional Use permit with the following conditions:
 1. The Town will not issue the CUP or any Zoning Permits until the property has been purchased by Cage Crow Fabrication or its agent(s).
 2. On-site outdoor storage shall be limited to only components and materials on hand for a vehicle in production and in no case shall exceed six months.Motion passed by unanimous voice vote.

5. **Approve minutes of November 11, 2017 and December 13, 2017 Zoning Committee meetings.**
Motion Swenson, second Janssen. Motion passed by unanimous voice vote.
6. **Alan Olejniczak discussion of proposed revisions to plat of Northland Resort, 1632 Regina Ct.**
Zoning Administrator Ebert reported on behalf of Mr. Olejniczak that the Northland Resort property was being divided and that Vilas County had already approved the preliminary plat. Committee members discussed the preliminary plat map and found no concerns with it. No further action was taken due to the Town of St. Germain not having a properly adopted land division ordinance in place.
7. **Consider allegation by Dick Schuld that a structure built by Frank Reinhardt on tax parcel 24-938-17, 1825 Forest Drive, is in violation of Zoning Permit 73-15 issued December 11, 2015.**
Mr. Schuld was not present. Further discussion of the issue can happen at a future date if Mr. Schuld requests to be placed on an agenda.
8. **Zoning Administrator report:** Ritter distributed the 2017 St. Germain Zoning Administrator Permit Application Log which was quickly found to have some errors resulting from Ritter's merging of data from various quarterly reports. Ritter will correct the errors and the report will be reviewed and approved by Mr. before being re-distributed at the next meeting.
9. **Committee concerns:** Administrator Ebert reported that our Zoning Ordinance makes reference to "Principle Building", but fails to provide a definition of such. Ritter encouraged committee members to give this topic some thought as it will be placed on a future agenda for consideration.
10. **Adjourn** Meeting adjourned at 6:30

Minutes prepared by Chairman Ritter