

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

www.townofstgermain.org

Minutes, Zoning Committee
August 01, 2018

1. **Call to order:** Meeting called to order at 5:30PM
2. **Roll call, establish a quorum:** Committee members present – Strom, Hensen, Janssen, Cooper, Ebert, Ritter
3. **Approve minutes of July 03, 2018 Zoning Committee meeting:** Motion Hensen, second Janssen to approve minutes as presented. Motion passed by unanimous voice vote.
4. **Zoning Administrator report:**
 - a. Ebert presented his year to date permit activity report and answered questions about its content. No action was taken.
 - b. Ebert presented a lot sketch provided by Hiller Vacation Rental in support of a Zoning Permit application for a new garage on parcel 24-2202 located in the Downtown Business District. Ebert withheld issuing the permit due to uncertainty of the town road setback requirement on the portion of the parcel beyond 250 feet from the Highway 70 centerline. Upon reviewing sections 1.200 and 1.311 of the Zoning Ordinance, the Committee confirmed lack of clarity in the ordinance. Motion Ritter, second Cooper that the Paton Road setback should be approved at zero feet for the entirety of parcel 24-2202. Motion passed by unanimous voice vote. Hiller Zoning Permit will be issued with to further delay. Ritter will place this topic on the September meeting agenda to provide needed clarity in the ordinance.
5. **Discuss status of Chapter 1 – Zoning Ordinance Updates:** Ritter reported that the Town Board had, at its regular July meeting, approved for adoption the ordinance changes as presented by the Committee. Depending on the Board's action on another non-Zoning ordinance revision to be considered at its August meeting, all ordinances approved for adoption could advance to public notice later in August and potentially be adopted by the Town Board at its September monthly meeting.

- 6. Prepare comments regarding Vilas County draft ordinance revisions pertaining to camping and recreational vehicles.** Committee consensus was reached, and comments will be submitted by Ritter to Vilas County Zoning with a request that he be notified of the date and time when our comments will be discussed so that St. Germain committee members might attend.

- 7. Discuss remedies to Vilas County Zoning issuing permits in St. Germain without first requiring the applicants to obtain a Town permit:** County Zoning has begun sending to Ebert a monthly report showing all permits issued in St. Germain during the previous month. Ebert is to compare that list to permits he has issued and follow up on projects not having obtained a St. Germain permit. This procedure could potentially result in projects underway for as long as one month without Ebert's knowledge. Should that result in a serious problem with a non-compliant project, a different solution will need to be pursued with the County.

- 8. Committee concerns:**
 - a. Realtors continue to sell properties in St. Germain without acknowledging St. Germain Zoning. Ritter will place this topic on the September meeting agenda for discussion of possible solutions to this problem.
 - b. Compliance with previously issued CUP conditions needs to be ongoing. The Premier Power Sports CUP will be placed on the September meeting agenda for evaluation of compliance.

10. Next meeting: Wednesday, September 5 at 5:30PM

11. Adjourn: Meeting declared adjourned by Chairman at 7:12pm.

Minutes prepared by Chairman Ritter