

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

www.townofstgermain.org

Minutes, Zoning Committee
September 12, 2018

1. **Call to order:** Meeting called to order at 5:30PM
2. **Roll call, establish a quorum:** Committee members present: Hensen, Cooper, Ebert, Ritter
Also present: Greg Maines, Maines & Associates
Brian Siekierznski, Premier Power Sports & Marine
3. **Approve minutes of August 01, 2018 Zoning Committee meeting:** Motion Hensen, second Cooper to approve minutes as presented. Motion passed by unanimous voice vote.
4. **Review of the proposed revision of the Pinehurst Resort Condominium Plat:** Greg Maines explained the proposed changes in building expansion space for designated condo units to enable construction of decks and that all conditions of the Condominium Declaration have been satisfied. County Zoning has approved the amended plat. Following a short discussion, motion Cooper, second Hensen to approve the plat revision. Motion passed by unanimous voice vote. Maines to get a final plat map amendment to Ritter for signature.
5. **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 objected to two actions taken by the Town Board at its 09-10-18 meeting pertaining to: 1) the full payment of Zoning Permit fee commissions to the Deputy Zoning Administrator for permits issued by the Deputy; and 2) established office hours in the Community Center for the Zoning Administrator effective April through September 2019. Ritter advised Ebert to be in attendance at the October 8, 2018 Town Board meeting when both topics would appear on the agenda again for reconsideration.
6. **Review driveway setback from side lot lines:** Neither the Zoning nor Travelway ordinances specify the side lot setback for driveways. Consensus of the committee was that the setback should be five feet for single driveways and zero feet for common driveways serving side-by-side parcels and should be so stated in the Chapter 2 - Travelway ordinance. It was also

suggested the Chapter 2 definition of “Motor vehicle” be updated to the same definition as in Chapter 1. Ritter will draft amendments to Chapter 2 for both of these topics for further consideration at a future committee meeting.

7. **Consider amending Chapter 1.402 to allow wider mobile homes.** Discussion led to the consensus that the likelihood of a structure wider than 12 feet otherwise meeting the Chapter 3 definition of a mobile home is too unlikely to justify amending 1.402. If such should occur, the zoning permit should be denied with the understanding the applicant can apply for a variance.

8. **Clarify setback from town roads in Downtown Business District beyond 250 feet from highway centerline:** Consensus of committee was:

- a. Provisions of 1.201(E) should be moved to 1.311
- b. Setback determination should be changed from center of roadway to surveyed lot lines

Ritter will draft ordinance amendments for consideration at a future committee meeting.

9. **Review compliance with CUP conditions for Premier Power Sports parcels:** After acknowledging and explaining why adherence to the vegetative buffer plan that was prescribed as a condition of the CUP had not been accomplished, Brian Siekierznski requested that certain provisions be modified. After discussing those requests the committee also asked Mr. Siekierznski what his plans were for the stump piles and the low land in the NE corner of his property. Following his answer and further discussion, motion Cooper, second Hensen to approve the following plan. Motion passed by unanimous voice vote.

- a. Eliminate requirement for planting trees along Halberstadt Road
- b. Adhere to original vegetative plan along Hiawatha Circle, except allow for planting of trees in prescribed staggered pattern on top and north side of earthen berms
- c. Adhere to original vegetative plan along east end of property. Deviation from the plan might be considered when excavation of that portion of the property is completed.
- d. Some transplanting of young trees might occur this fall along Hiawatha Circle, but the majority of tree planting will be postponed until the spring of 2019 when seedlings are readily available from the Forest Service.
- e. Burn stumps to the degree possible this fall and bury (also this fall) all remains in the low area of the NE corner. When complete, the finished ground level in that corner of the property shall not be higher than the elevation of Hiawatha Circle at the point where it turns north, or as specified by the WDNR.

While the committee is confident Mr. Siekierznski will adhere to this amended plan, now expanded to include the stumps, Ritter reminded him that ongoing non-compliance could result in a citation for violation of the town Zoning Ordinance.

- 10. Discuss how to address problem of realtors referencing only Vilas County Zoning and neglecting to inform buyers of St. Germain Zoning Ordinance:** Motion Cooper, second Hensen to table until the November committee meeting. Motion approved by unanimous voice vote.
- 11. Committee concerns:** There were none
- 12. Adjourn:** Meeting declared adjourned at 7:45PM

Minutes prepared by Chairman Ritter