

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES PLANNING & ZONING COMMITTEE: APRIL 4, 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 6:00 P.M.

2. Roll Call: Marv Anderson, Gerald Hensen, Mary Platner, David Mollen, Tim Ebert, zoning administrator, Tom Martens, town clerk. .

3. Approval of Agenda: Motion Hensen seconded Platner that the agenda be approved in any order at the discretion of the chair. Approved.

4. Approval of Minutes: Hearing no objections or corrections, Mr. Anderson stated that the minutes of the March 6, 2013 planning & zoning committee are approved as written.

5. Discussion Items:

A. Zoning Administrator Report: Mr. Ebert reported that there have been four new home permits so far for 2013. Permit values this year are \$734,000 compared to \$44,500 for last year. Last year Ms. Janssen wanted Mr. Ebert to report the permit fees monthly. Mr. Ebert stated that wasn't working very well and asked that the reporting go back to quarterly. The committee agreed. Mr. Ebert reported that there was going to be a variance request on White Horse Lane for a garage within 18' of the town road. The clerk already has a variance request for a deck on Winkle Road. The town chairman needs to appoint a board of appeals and the town board needs to set a date for a public hearing.

B. Structure Setback Ordinance: The original town zoning ordinance from 2001 showed the side yard and rear yard setbacks for accessory buildings and detached garages to both be 5 feet. In 2007, those setbacks were changed to 15 feet. In 2010 there was another proposal to change the setbacks for lots less than 1.5 acres back to 5 feet, but those amendments were never approved by Vilas County Zoning. The committee feels that the following items need to be considered by the town board. The four items that had been approved at the May 17, 2010 planning & zoning committee meeting: (1) The lot must be smaller than 1.5 acres. (2) The lot must have a conforming dwelling on it at the time a garage or accessory structure permit is applied for. (3) The garage or accessory structure dimensions must be less than 720 sq. ft. (4) The garage or accessory structure must be a detached structure. And, that the building setback from a town road is measured 45 feet from the lot line marker, or whatever distance is used by Vilas County. Also, the building setback from a State highway needs to be checked in the town ordinance. It should be 100 feet from the centerline or 50 feet from the right of way line, whichever is greater. Finally, the town board will need to consider the proposed nuisance ordinance.

C. Public Nuisance Ordinance: Ms. Platner handed out a lighting ordinance from the Town of Cloverland. She felt that lighting could be a form of a nuisance and should be incorporated into the nuisance ordinance. Mr. Ebert asked about enforcement of a nuisance ordinance. The committee thought that the town constable would be the person to enforce the ordinance. Mr. Mollen thought that only things not included in the Vilas County and State ordinance should be included with the county and state ordinances as references.

D. Chairman Concerns: Mr. Anderson stated that he had received more complaints concerning the snowmobiles sitting around the home on Hiawatha Circle North and also boats, etc. in the front yard of a home at the end of South Bay Road. The county health department could be called if there seemed to be a health issue. The health department would not help if it was just junk sitting around. There is also an old barn that is falling in at a property on Lost Lake Drive North. Mr. Mollen thought that some of the items that are just sitting around might contain hazardous materials that would be covered by the Vilas County Health Ordinance. Mr. Ebert is to follow up with the property owner on Hwy. 155 that has all of the stumps and logs

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piled up. Mr. Ebert was told last fall that the owner would be burning the debris this past winter. Nothing has been burned.

6. Set Time and Date for Next Meeting: The next planning & zoning committee meeting will be held on Thursday, April 18, 2013 at 6:00 P.M. in meeting room #5 of the community center. There will also be a meeting held on Tuesday, May 7, 2013 at 6:00 P.M. in meeting room #5 of the community center.

7. Adjournment: The meeting was adjourned at 8:25 P.M.

Town Clerk

Chairman

Member

Member

Member

Member