

St. Germain Planning & Zoning Committee

MINUTES OF MEETING

Date: 09/05/01

Roll Call: Committee - Holthaus, Wendt, Gern, Odette, Green  
Other – four persons from public

Agenda Approval: Motion to approve by Gern, 2<sup>nd</sup> Odette, all aye

Approval of Minutes: Motion to defer until typed by Gern, 2<sup>nd</sup> Odette, all aye

Discussion/Business:

4.3 Black Bear Lodge Conditional Use Permit – Motion for discussion by Gern, 2<sup>nd</sup> Odette, all aye.

A. Discussion based on public hearing input, written correspondence and review of information as it relates to the Ordinance standards set forth in Section 6.06(4) and focused on two primary concerns:

1. Access to subject property is obtained from the end of Halberstadt Rd. then across a private easement. No turn-around exists at end of Halberstadt. Input from the majority of adjacent property owners fear increased traffic to neighborhood if allowed weekly rentals from Black Bear Lodge.
2. Decrease in property values – Misina presented two letters that indicated property adjacent to a resort would not necessarily impact values negatively-however, they did not address a situation where a remote operation would be established. Committee comments questioned whether that would be a form of spot zoning.

Bill Green made a motion to approve the Conditional Use Permit subject to landscaping and signage being provided – motion failed due to lack of a second. There was no further discussion as to what extent either of these conditions would be appropriate.

Dick Gern made a motion to deny the permit application as it does not meet all of the standards as set forth in Section 6.06(4) of the Ordinance, 2<sup>nd</sup> Wendt – votes for the motion, Wendt, Gern, Odette, Holthaus- votes against the motion, Green. Application is denied.