

PLANNING & ZONING COMMITTEE

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

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MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: JUNE 18, 2007

Meeting Type: Regular Meeting of the P & Z Committee. The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law.

1. **Call to Order:** Chairman, Todd Wiese, called the meeting to order at 4:00 P.M.
2. **Roll Call -Members Present:** Todd Wiese, John Vojta, Mary Platner, Lee Holthaus, Marion Janssen, Tom Martens, town clerk.
3. **Approve Agenda:** Motion Vojta seconded Platner that the agenda be approved as posted subject to a change in order by the chairman. Approved.
4. **Approval of Minutes:** Motion Vojta seconded Platner that the minutes of the April 16, 2007 and the May 21, 2007 meetings be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:** Mr. Ebert was not at the meeting.
7. **Ordinance Amendments – Discussion/Action:**
 - 7A. **Review Fire Department Ordinance Requests for Fire Damaged Buildings, Fire Lanes, Fumigation of Buildings – (Ebert):** Mr. Wiese noted that Tim Ebert and Bill Jones had revised the ordinances as the committee had requested. Ms. Platner stated that she thought that the format might have to be changed. It appeared to her that the ordinances were written more as resolutions than ordinances. Ms. Platner also noted that St. Germain should probably be changed to Saint Germain. Motion Platner seconded Holthaus that after the typing mistakes were corrected, ordinance 8.21 (Fire Damaged Buildings; ordinance 8.22 (Fire Lanes); and ordinance 8.23 (Fumigation); be forwarded to the town board for approval. Approved.
 - 7B. **Report on Ordinance 8.20, Fireworks Handling & Storage:** Mr. Wiese noted that the town board had passed ordinance 8.20 at their meeting on May 14, 2007. The ordinance has been posted and published and is now in effect.
8. **Re-zonings – Discussion/Action:** There were none.
9. **Conditional Use Request - Discussion/Action:** There were none.
10. **Plat and Survey - Discussion/Action:**
 - 10A. **12 Unit Preliminary Condominium Plat. Gov't Lot 4, Sec. 24, T40N, R8E. Computer Nos. 1166.04, 1166.07, and 1166.08. Idle Hours Resort Condominium (Favorite Surveying):** Boyd Best and Tom Best, the owners, and Steve Favorite and Greg Maines, from Favorite Surveying presented a check for \$650.00 for the Preliminary Plat of Idle Hours Resort

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Condominium. Mr. Maines noted that unit #12 was a non-rental unit. Ms. Platner stated that she believed that the maximum height of a guesthouse could be no more than 25 feet. Tom Best stated that the building was his home. There were several questions concerning the locations of the alternate septic system sites. Boyd Best explained that since unit #5 was within 25 feet of the lake, a replacement site for unit #5 was built into the plat in case it would be destroyed by fire or by some other cause. Motion Holthaus seconded Platner that the Preliminary Condominium Plat for Idle Hours Resort Condominium be approved as printed on June 14, 2007. Approved.

11. Miscellaneous Agenda Items – Discussion/Action:

11A. Status on Code Book Reform, Tabled from May 21, 2007. (Platner, Wiese): The Planning & Zoning Committee is in agreement that the town ordinances need to be updated with all the changes and additions made since they were adopted in 2002. Mr. Wiese noted that Peggy Nimz had volunteered to retype them, but that it would have to be a “winter project” with no definite deadline. Ms. Platner provided the committee with information that she had asked Kris Main, who is the Vilas County Zoning Administrative Assistant, and a resident of Cloverland, if she would be willing to do the necessary work at home for \$3.50 per page with a deadline of September 30 for the P & Z ordinances, and a November 30 deadline for the remainder of the ordinances. The current ordinances posted on the web page contain many sections that are no longer valid, many additions and corrections and lack some ordinances that were ever included in the 2002 codebook. The ordinances would also have to be reviewed for their number assignments and consistent formatting. Mr. Wiese will present the alternatives and estimated expense to the town board at the July meeting.

12. Letters and Communication

12A. Vilas County Zoning Amendment Update: Ms. Platner reported that the County Zoning and Planning Committee held a second public hearing on June 7 concerning proposed zoning amendments to the Vilas County Zoning Code. The committee approved most of the recommendations concerning definitions in both the general and shoreland ordinances. However a proposed amendment to the shoreland zoning ordinance increasing the base minimum density requirements was met with strong opposition from realtors and developers and was tabled by the committee. The County Zoning and Planning Committee, as well as the Zoning Administrator, recommended strengthening the density requirements because of potential problems with ground water contamination. The town clerk will receive a copy of the committee-approved amendments prior to the county board meeting.

12B. Safety Complaint of Deteriorating Building on Hwy. 70East: Mr. Wiese stated that he had received a letter of complaint about the deteriorating building owned by James Anagnostopolis from Fred Radtke. The committee authorized Mr. Wiese to contact Mr. Anagnostopolis to try to rectify the problem before any legal action is taken..

12C. Vilas County Corporation Counsel Update of Burgess/Newby/Jackson Civil Suit: Mr. Wiese noted that Vilas County was taking no position in the adverse possession issue. It is going to be up to the court to decide. Ms. Platner would like to attend the depositions hearing. Mr. Wiese and Tim Ebert may be called as witnesses.

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13. Committee Concerns:

13A. Status of Howard Beaver, Jr. Property Forest Primeval Road: Mr. Wiese noted that he had sent another letter dated May 21, 2007. As of this time, Mr. Wiese has heard nothing from Mr. Beaver. It is the consensus of the committee that a recommendation be sent to the town board that the matter be given over to the town's attorney for legal action.

13B. Distribute and Review Contact List: Mr. Wiese handed out another revision of the contact list. Nobody had any changes at this time.

13C. Set Date for Meeting with Building Inspector: Ms. Janssen stated that Darren Pagel could meet with the Committee on Monday, July 2, 2007 at 4:00 P.M.

13D. Candidates for Alternates on Board of Appeals: Mr. Wiese asked that committee members try to come up with the names of two possible alternates for the Board of Appeals. Any candidate's names should be given to Peggy Nimz.

13E. Ordinance Amendment List: Mr. Wiese asked that committee members review the ordinance amendment list. He also asked that they add any other items that they think should be considered.

14. Set Time and Date of Next Meeting: The next regular committee meeting will be held on July 16, 2007 at 4:00 P.M. in meeting room #4 of the Community Center. There will a special meeting with building inspector, Darren Pagel, on Monday, July 2, 2007 at 4:00 P.M. in meeting room #4 of the Community Center.

15. Adjournment: Motion Vojta seconded Janssen that the meeting be adjourned. Approved.
Meeting adjourned 5:23 P.M

Town Clerk

Chairman

Vice Chairman

Member

Member

Member