

# PLANNING & ZONING COMMITTEE

## TOWN OF ST. GERMAIN

P.O. BOX 7  
OFFICE OF THE CLERK  
ST. GERMAIN, WISCONSIN 54558  
townofstgermain.org

1

### MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: JUNE 16, 2008

**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 4:06 P.M.
2. **Roll Call -Members Present:** Todd Wiese, Mary Platner, John Vojta, Lee Holthaus, Marion Janssen, Tom Martens, Town Clerk. Tim Ebert, Zoning Administrator, was absent.
3. **Approve Agenda:** Motion Vojta seconded Holthaus that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Janssen seconded Platner that the minutes of the May 19, 2008 committee meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
  - 6A. **Lot Division Request 7820 Birchwood Dr., Duane Benicke, Sec. 26, T40N, R8E:** Mr. Wiese stated that Mr. Ebert had received a request from Mr. Benicke to divide his two lots on Birchwood Drive. Mr. Ebert was concerned with the request since the lot size in the zoning district requires five acres per lot. Mr. Benicke's lots are grand fathered at their current acreage. The lots would be too small if Mr. Benicke tried to redivide them. Mr. Ebert suggested that Mr. Benicke grant an easement across the one lot to give access to the second lot. Mr. Benicke didn't want to do that. It was the consensus of the committee that lot division could not be allowed as it would create lots that would be smaller than the minimum size allowed for the district and therefore be in violation of the zoning ordinance.
7. **Ordinance Amendments – Discussion/Action:**
  - 7A. **Ordinance Book Update:** Ms. Platner noted that Kris Main was typing the ordinances, but was not numbering them. The numbering will be done later.
8. **Re-zonings – Discussion/Action:** There were none.
9. **Conditional Use Request - Discussion/Action:**
  - 9A. **Set Date and Time for Public Hearing on C.U.P. Request from Gail Carlson for Part-time Hair Salon. Sec. 22, T40N, R8E (Home Occupation Denial from May 19, 2008):** Mr. Wiese noted that the check for \$150 from Ms. Carlson was turned over to the town clerk. The Planning & Zoning Committee will hold a public hearing concerning the C.U.P. Request by Gail Carlson on July 7, 2008 at 7:00 P.M. in meeting room #4 of the Community Center.
10. **Plat and Survey - Discussion/Action:**
  - 10A. **Addendum to Bradford Point Condominiums. (Add Storage Units to Current Plat). Section 30, T40N, R8E, (Resort Residential, Tabled from May 19, 2008):** Mr. Wiese noted that Vilas County had filed the sanitary permit for the new septic system under the wrong parcel number. All permits had been obtained. Motion Vojta seconded Janssen that the final plat of Bradford Point Condominiums be approved as presented. Approved.
11. **Miscellaneous Agenda Items – Discussion/Action:** There were none.
12. **Letters and Communication:** There were none.
13. **Committee Concerns:**
  - 13A. **Town Board Decision on Off Premise Sign Moratorium:** Mr. Wiese noted that the town board had approved the Off Premise Sign Moratorium and that it became effective on June 10, 2008 with publication and posting.

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**13B. Bennett Appeal to Board of Appeals:** Mr. Wiese explained to the committee that the Bennett's owned a five-acre parcel in the Residential Low Density district on Hwy. 70W. There are two homes on the property. They want to divide the property so that each homeowner will own his own property. The required lot size is 2.5 acres. Surveyor, Steve Favorite told Mr. Wiese that because of how the homes were situated on the lots, he could not divide the property so both lots would be exactly 2.5 acres. Each lot would be slightly +/- 2.5 acres. There is a provision in the State Statutes that states that the town could grant a variance in this situation. The variance request was turned over to the Board of Appeals.

**13C. Sign Ordinance Time-Line:** Ms. Platner handed out a time-line for the sign ordinance. She stated that it was going to be difficult to finish the ordinance before the Off Premise Sign Moratorium expired. She also thought that it might be a good idea to combine the sign ordinance with a lighting ordinance. Mr. Wiese thought that would just delay the sign ordinance even longer. Ms. Platner also noted that she would like the committee members to think of names of people who could serve on a small advisory committee. She would like to see both people who are for and against the ordinance on the committee.

**14. Set Time and Date of Next Meeting:** The next regular monthly Planning & Zoning Committee meeting will be held on Monday, July 21, 2008 at 4:00 P.M. in meeting room #4 of the Community Center. Mr. Wiese also noted that the town board was going to have to schedule a public hearing for the abandonment of a portion of the town road in Barrington Pines subdivision.

**15. Adjournment:** Motion Platner seconded Janssen that the meeting be adjourned. Approved. Meeting adjourned 5:02 P.M.

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Town Clerk

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Chairman

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Vice Chairman

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Member

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Member

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Member