

# PLANNING & ZONING COMMITTEE

## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org.

### MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: MAY 18, 2009

**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, John Vojta, called the meeting to order at 4:05 P.M.
2. **Roll Call -Members Present:** John Vojta, Todd Wiese, Lee Holthaus, Mary Platner, Tim Ebert, Zoning Administrator, Tom Martens, Town Clerk. There were five other people also in attendance.
3. **Approve Agenda:** Motion Janssen seconded Wiese that the agenda be approved in any order at the discretion of the chairman. Approved.
4. **Approval of Minutes:** Motion Janssen seconded Wiese that the minutes of the April 20, 2009 regular committee meeting be approved as written. Approved.
5. **Public Comments:** Ellen Allen handed out a letter asking the committee to draft an ordinance to prohibit sexually oriented businesses and pornography. She also handed out a list of the people in her group.
6. **Zoning Administrator Report – Discussion/Action:**
  - 6A. **Rocko Property:** Mr. Ebert reported that he and Mr. Vojta had gone to view the Rocko property. Mr. Rocko had applied for a zoning permit and a variance, but had been denied. Mr. Ebert & Mr. Vojta determined that if Mr. Rocko added a six-foot portion onto the south edge of the existing slab, he could build his garage as long as it was attached to his home in order to maintain the existing 67-foot setback.
  - 6B. **Alltel Birchwood Drive:** Alltel is going to place a generator near the cell tower on Birchwood Drive. Since, it is not a structure, neither the town nor the county require a permit.
  - 6C. **New Stamp:** Mr. Ebert showed the committee the new stamp that he will be using with every permit application.
7. **Ordinance Amendments – Discussion/Action:**
  - 7A. **Sign Ordinance Progress, Reader Board Options. (Platner):** Ms. Platner noted that Oneida County was holding off on their sunset clause until there had been a court decision in another state. The deadline for the present off-premise sign moratorium is June 30, 2009. Ms. Platner suggested that movable signs and signs with flashing lights not be allowed. The committee agreed. Ms. Platner also suggested that there be a public hearing on July 6, 2009 at 7:00 P.M. Ms. Janssen stated that she thought that the committee needed to listen to the public comments at the hearing. Ms. Platner would have the proposed ordinance ready to present to the town board for the June 8, 2009 meeting. It would then have to be published prior to the public hearing. The committee will have to check to see if the town board or the planning and zoning committee holds the public hearing.
  - 7B. **Update Ordinance Book Re-write (Platner):** Ms. Platner noted that there was nothing to report.
8. **Re-zonings – Discussion/Action:** There were none.
9. **Conditional Use Request - Discussion/Action:** There were none.
10. **Plat and Survey - Discussion/Action:**
  - 10A. **Status of Second Addendum to Sunrise Shores Condominium. (Favorite, Anderson and Maines Surveying):** Greg Maines from Favorite, Anderson and Maines Surveying presented the plat for the second addendum to Sunrise Shores Condominium with all of the required corrections. Mr. Vojta signed the plat.
  - 10B. **Charles Vogel 227 Sunset Blvd:** Mr. Vojta noted that he had given a check for \$350.00 from Eagle Landmark Surveying to the town treasurer. Mr. Holthaus questioned the square footage of the

# PLANNING & ZONING COMMITTEE

## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org.

two lake lots. According to the Vilas County Ordinance, as long as there are 150' of lake frontage, the minimum lot size could be 20,000 square feet. Motion Holthaus seconded Janssen that the plat for Charles Vogel's six-lot subdivision at 227 Sunset Blvd. be approved as presented subject to the naming of the subdivision and the approval by the county of the private road name. Approved.

**10C. Pinehurst Condo:** Mr. Vojta noted that he had given a check for \$200.00 from Favorite Surveying to the town treasurer. Greg Maines stated that Vilas County had given Pinehurst Condominiums one year to replace all of the septic systems. Mr. Maines also noted that he had made all of the necessary changes to the plat for any work that had been done since 1997. Vilas County assessed fines for improvements that had been done without permits at Sunrise Shores. The committee would have to decide if the town was going to assess fines for improvements at Pinehurst that had been done without permits. The committee noted that it needed to be indicated on the plat that the driveway was a private road, and that it needed to be named. Motion Holthaus seconded Wiese to approved the second addendum contingent upon the internal road system being named. Approved.

### 11. Miscellaneous Agenda Items – Discussion/Action:

**11A. Status Report on Halberstadt Road Setback Issues (Todd Wiese):** Mr. Wiese noted that Cornerstone Properties had agreed to provide a contract for the Halberstadt Road construction based on Mr. Wiese's letter rather than having to hire an attorney. Cornerstone should be paying Pitlik & Wick and providing the contract this week. If the work is not completed by July 1, 2009 the town might have to seek court action. Greg Maines noted that since Halberstadt is not a deeded road, moving the roadway within the right of way is good for now, but after ten more years, if he had to survey the area again, the new location of the road would determine a new right of way. This might affect the adjacent property owners.

**11B. Beaver Property Hole:** It was noted that Howard Beaver, Jr. had removed the old lodge on Forest Primeval Road, but now the basement is left as an open hole. There also seems to be some question as to whether or not Mr. Beaver's sister is part owner. Mr. Vojta will send a certified letter to Eleanor Beaver asking that the old basement be filled in.

**11C. Jerry Road Property Operating a garage Service:** It was noted that complaints had been received concerning a possible repair shop on the Jerry Road across from Blink Bonnie. Mr. owns the property. McGregor. Mr. Ebert is to go to the property to check to see if there is a business being operated and make a full report.

**11D. P & Z to do List (Todd Wiese):** Mr. Wiese handed out a list of proposed ordinances. (1) Burning in downtown business district. (2) Signs. (3) Blight. (4) Light. (5) Transient business license. (6) Use of compression brakes. Mr. Vojta noted that the pornography ordinance would be added to the list.

### 12. Letters and Communication:

**12A. Dick Schwerman 3 Property Complaints:** Mr. Vojta handed out a letter from Dick Schwerman complaining about the condition of three properties on South Bay Road. Mr. Vojta asked

that the committee members read the letter, drive past the properties, and have some suggestions for the next meeting.

### 13. Committee Concerns:

**Todd Wiese:** Mr. Wiese informed the committee that he had received a complaint about an unsafe shed at Dorway Condominiums. Mr. Vojta asked that he get the complaint in writing.

**Tim Ebert:** Mr. Ebert stated that Rebecca Nordine from Vilas County had changed a fire number for an existing home after Mr. Ebert had gone out and given her the coordinates. Mr. Ebert knew that she would be assigning numbers for new homes, but questioned why she was making changes for existing homes. The Public Works Committee will take up the matter.

**14. Set Time and Date of Next Meeting:** The next regular monthly Planning & Zoning Committee meeting will be held on Wednesday, June 10, 2009 at 4:05 P.M. in meeting room #4 of the Community Center.

# PLANNING & ZONING COMMITTEE

## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

[www.townofstgermain.org](http://www.townofstgermain.org)

**15. Adjournment:** Motion Janssen seconded Holthaus that the meeting be adjourned. Approved.  
Meeting adjourned 5:45 P.M.

---

Town Clerk

---

Chairman

---

Vice Chairman

---

Member

---

Member

---

Member