

TOWN OF ST. GERMAIN

OFFICE OF THE TOWN CHAIRMAN

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES PLANNING & ZONING COMMITTEE

SPECIAL MEETING: MAY 12, 2016

1. **Call to order:** Mr. Ritter called the special meeting of the Planning & Zoning Committee to order at 6:23 P.M.
2. **Roll call, establish a quorum:** Ted Ritter, Marion Janssen, Doug Olson, Gerald Hensen, Tim Faesi. Also in attendance, Tom Martens, town clerk, Chris Marion, Mary Wick, Nick Wick, Jim Merrill, Wally Geist, and Jim Swenson.
3. **Open meeting verification:** Mr. Ritter noted that the meeting notice had been duly posted at three public places in town on Monday, May 9, 2016.
4. **Discussion/Action items:**
 - A. **Consider comments heard at public hearing:** Ms. Janssen said that she had several questions. First of all, is the CUP request for building #1 or all three buildings. Secondly, is the existing fence on the property line and does Mr. Marion intend on keeping there. Thirdly, does Mr. Marion have a buffer plan, has he measured and identified the trees. Fourthly, how many acres of land will be used for the buildings. And, finally, do the buildings meet the 15' mean height rule and will the lights be higher than Mr. Wick's home.

Mr. Faesi said that Mr. Marion's application had been incomplete to start with. If approved, the CUP would need conditions. The drainage needs to be addressed and trees are not enough of a barrier.

Mr. Olson thought that a 60' buffer would be too wide. A privacy fence would eliminate the need for such a wide buffer.

Mr. Hensen was concerned about keeping the drainage away from Mr. Wick's property. Mr. Hensen was also concerned about the driveway.

Mr. Ritter also thought that a 60' buffer was too wide, but there needs to be more than what there is now. There needs to be a drainage plan. Mr. Ritter also noted that, per the DOT, a culvert would not be necessary under the driveway. Mr. Ritter said

that he thought that the CUP would be for all of the buildings. The CUP is for the use of the land. Mr. Marion would have to get a building permit for each building.

Mr. Faesi asked if there would be any controls on the use of the buildings. **Mr. Ritter** asked if there would be customer contracts to prohibit a business from being run out of the storage units.

Chris Marion: Mr. Marion noted that the elevation drops towards the back of his property. It also drops slightly towards the back of Mr. Wick's home.

B. Consider denial or conditional approval of CUP application: Motion Faesi seconded Janssen that the conditional use permit request by Northwoods Storage of St. Germain LLC, Chris Marion, agent be tabled until after a site inspection tour on Monday, May 16, 2016 at 5:30 P.M. and that the Planning & Zoning Committee meet immediately after the site tour in meeting room #5 of the community center to make a decision concerning Mr. Marion's request. By a voice vote: Yes – 5; No – 0. Motion carried.

5. Next regular meeting of the Zoning Committee is June 01, 2018, Community Center Room 5.

6. Adjourn: Motion Faesi seconded Olson that the meeting be adjourned. By a voice vote: Yes – 5; No – 0. Motion carried. Meeting adjourned 7:10 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member