

TOWN OF ST. GERMAIN
P.O. BOX 7
ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

Minutes, Zoning Committee
July 05, 2017

1. **Call to Order:** Meeting was called to order by Chairman Ritter at 5:30pm.
2. **Roll Call:** Present: Ted Ritter, Marion Janssen, Gerry Hensen, Jim Swenson, Brian Cooper, Tim Ebert.
3. **Approval of Agenda:** Motion Swenson, second Janssen to approve agenda; motion passed by unanimous voice vote
4. **Approval of Minutes of June 07 and June 12 Meetings:** Motion Janssen, second Hensen to approve minutes as presented; motion passed by unanimous voice vote
5. **Citizen concerns:** None
6. **Zoning Administrator Report:** Nothing requiring future action by the committee
7. **Discuss discontinuation of holding Zoning Permit checks until end of quarter:** Following discussion of possible revisions to the Zoning Administrator's procedures that would not only expedite the processing of permit fee checks but could also include capturing and reporting zoning activity on a daily basis, it became clear the larger hurdle to overcome is the current prohibition of the Zoning Administrator performing zoning related duties while on Public Works time. Motion Ritter, second Cooper to table further discussion of revising the Zoning Administrator's procedures until the town board has discussed how to enable the Administrator to perform zoning duties on the town owned computer in the town shop; motion passed by unanimous voice vote.
8. **Discuss need of Demolition Permits/Ordinances:** Discussion revealed the primary purpose of a demolition permit is to prompt the Assessor/County to adjust the property value accordingly. Since this is not a town responsibility, there is little to be gained by the town requiring a demo permit, unless there are other issues related to demo activities. Hensen cited several examples of demo projects resulting in improper disposal of materials that may have resulted in violation

of State ground water or air pollution standards. It seems the State is not aware of demo/disposal activities or is unable to enforce its rules pertaining to proper disposal of environmentally hazardous materials. It is the consensus of the Committee that there is more need to address disposal practices than to amend the Zoning Ordinance to enact a demolition permit requirement. Motion Ritter, second Janssen to refer the matter of lack of State enforcement of its rules to the town board for further consideration; motion passed by unanimous voice vote.

9. **Review draft 1 of Land Division and Condominium ordinances:** No action taken. Topic re-scheduled for a special meeting on July 26, 5:30pm.
10. **Prep for upcoming Snowmobile Hall of Fame Conditional Use Permit public hearing:** The building expansion plan provided by the permit applicant was reviewed by the Committee. Members were encouraged to individually visit the property prior to the public hearing to better understand any concerns with the site that may be raised.
11. **Committee concerns:** Ritter reported having visited the Northwoods Storage of St. Germain LLC, property separately from Cooper and Ebert having done so. We are all in agreement that Mr. Marion has satisfied the CUP requirements of the Board of Appeals and that there is no need to refer the previous concern of possible non-compliance to the town board.
12. **Adjourn:** Meeting was adjourned at 7:07pm.

Minutes prepared by Ted Ritter, Chairman