

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

www.townofstgermain.org

Minutes, Zoning Committee
April 04, 2018

1. **Call to order:** Meeting called to order at 5:32P.M.
2. **Roll call, establish a quorum:** Committee members present - Janssen, Swenson, Cooper, Ebert, Ritter. Also present – Brian Neubauer
3. **Approval of agenda:** Motion Janssen, second Swenson to approve agenda. Motion passed by unanimous voice vote.
4. **Approve minutes of March 7, 2018 Zoning Committee meeting:** Motion Swenson, second Cooper to approve minutes as presented. Motion passed by unanimous voice vote.
5. **Preliminary discussion with a potential CUP applicant regarding possible expansion of a business to include lodging in the Community & Highway Business district:** Mr. Brian Neubauer is in the process of purchasing Ray’s Landing bait shop on Highway 155 in the Downtown Business zoning district. He is considering the possibility of someday expanding the business to include one or more on-site lodging rooms. We discussed the need for a conditional use permit and explained the process for being considered for a CUP. We also encouraged Mr. Neubauer to discuss his plans with the Vilas County Department of Public Health to learn of State Department of Health requirements that might pertain to his plans. We also invited Mr. Neubauer to come back to the St. Germain Zoning Committee early in the stage of planning if he decides to pursue his expansion project. No further action was taken at this time.
6. **Zoning Administrator report:** Administrator Ebert presented his activity report for the first quarter of 2018. No other topics were discussed.
7. **Continue discussing effect of “short term rentals” provision of 2017 – 2019 State Budget on Chapter 1 – Zoning:** After agreeing that, in order to comply with the new State provision, Chapter 1 – Zoning, St. Germain Code of Ordinances needs to be updated to add home rentals as a permitted use in all zoning districts allowing residences, the Committee decided not to advance the needed revision to the Town Board for approval and adoption until the Vilas

County Zoning Ordinance is revised to comply with the new State provision as doing so would make the St. Germain ordinance less restrictive than the County ordinance. Motion Janssen, second Cooper to table until County Zoning Ordinance is updated. Motion passed by unanimous voice vote.

8. **Continue discussing definition of “Principal Building” in Chapter 1 – Zoning:** The Committee agreed by consensus to the following revised definitions to be included in the next update of Chapter 1 – Zoning, St. Germain Code of Ordinances

Accessory building: A non-dwelling structure other than a garage as defined in this Chapter.

Carport: A non-dwelling structure primarily intended for and used primarily for the storage or shelter of motor vehicles as defined in this Chapter. Carports are considered garages.

Garage: A non-dwelling structure primarily intended for, and used primarily for, the storage or shelter of motor vehicles as defined in this Chapter. *Note: Garages not attached to dwellings, and accessory buildings as defined in this Chapter, are not considered principal buildings.*

Principal building: The building intended for primary use as permitted by regulations of the zoning district in which the building is located. *Note: Garages not attached to dwellings, and accessory buildings as defined in this Chapter, are not considered principal buildings.*

Motor vehicle: A vehicle which, when in use, requires State registration; includes but not limited to any automobile, truck, bus, boat, aircraft, motorcycle, moped, snowmobile or All-Terrain or Utility Terrain vehicles.

9. **Discuss including garages as permitted uses in appropriate zoning districts:** The Committee agreed by consensus that a previous revision of Chapter 1 – Zoning, St. Germain Code of Ordinances, inadvertently omitted garages as a permitted use in all residential and commercial zoning districts and that the next update of the ordinance should include garages and carports as permitted uses in said zoning districts.

10. **Committee concerns:** None

11. **Adjourn:** Meeting adjourned by Chairman at 7:25P.M.