

TOWN OF ST. GERMAIN  
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[www.townofstgermain.org](http://www.townofstgermain.org)

Minutes, Zoning Committee – July 02, 2019

1. **Call to order:** Meeting called to order by Ritter at 5:30pm
2. **Roll call, establish a quorum:** Committee members present Cooper, Strom, Hensen, Schell, Ritter, Ebert
3. **Approve minutes of June 5, 2019:** Motion Henson, second Strom to approve as presented. Maion passed unanimously with Ritter abstaining due to not having been present at the June 5 meeting.
4. **Public comments:** None
5. **Zoning Administrator report**
  - a. **Review monthly update of Zoning Administrator Permit Activity Log:** Reviewed and discussed with no action
  - b. **Approve monthly Zoning Administrator compensation:** Motion Schell, second Cooper to approve for payment as presented. Motion passed by unanimous voice vote.
  - c. **New concerns to be discussed at a future meeting:** Should chapter 1 be amended to allow temporary dwellings other than RVs to be placed on properties during construction of dwellings?
6. **Final review of Chapter 1 amendments approved by Zoning Committee since October 2018. These will be on the July 8 Town Board meeting agenda for discussion and approval for adoption following public review and comment:**
  - a. 1.111 - 1.310 Self-storage rental units
  - b. 1.203, 1.303 - 1.309 accessory bldg area limitations
  - c. 1.206 Conjoining parcels
  - d. 1.304 - 1.311 Short Term Home Rentals
  - e. 1.310 - 1.311 Setbacks
  - f. 1.408 Driveway minimum clearances
  - g. 1.604 - 1.608 Board or appeals

Each of these proposed revisions to Chapter 1 previously approved by the Committee was reviewed. All were confirmed to be appropriate revisions and will be forwarded to the Town Board for further review.
7. **Consider Zoning Administrator recommendations for clarifying 1.111 definitions of “Dwellings” and “Dwelling Units” and how those definitions apply to section 1.306(F).** Suggested revisions to the definition of multi-family dwellings and to 1.306(F) lot requirements for multi-family dwellings were discussed but no decisions were finalized. Ritter will prepare draft amendments to be further discussed at the August 2019 meeting.
8. **Confirm or revise 06/05/2019 Chapter 1 revisions pertaining to relaxed restrictions for recreational vehicles.** Ritter presented draft revisions to 1.111, 1.404 and 1.405 to reflect the decision reached at the June 2019 committee meeting. Verbal consensus approved the draft language as appropriate. Ritter suggested this language had already been rejected by the town board and that if the committee could come up with RV restrictions based on zoning districts and/or parcel sizes, or some other criteria rather than a blanket prohibition across all districts, perhaps the committee and town board could agree on suitable RV rules. Following Ritter asking Schell to consider such an approach and Schell agreeing to do so and bring his suggestion back to the committee for consideration at the August 2019 meeting, motion Ritter, second Strom to table further discussion until the August meeting. Motion passed by a three to two voice vote.

9. **Consider if a lean-to attached to a garage adds to the square footage of the garage.** Consensus of the committee was that a lean-to should be defined as an attachment to another building of which the lean-to is considered a part and therefore the lean-to square footage becomes part of the overall structure square footage. Ritter will draft a lean-to definition as a revision to section 1.111 and bring it back to the committee for consideration at the August 2019 meeting.
10. **Consider amending Chapter 1 to include garages as permitted land uses in some of the non-residential zoning districts.** Motion Ritter, second Cooper to amend 1.313 and 1.315 to include "Garages and Carports" as permitted land uses. Motion passed by unanimous voice vote. Ritter will draft those amendments for approval at the August 2019 meeting.
11. **Consider Zoning Administrator's question: Are we going to be more restrictive than the County when it comes to requiring a 15' setback, for garages on parcels 1.5 acres or larger in shore land district? County is 5'.** Motion Cooper, second Schell that we do not relax the setback provision. Under discussion it was noted that the purpose of the Board of Review Variance process is to consider case -by-case setback exceptions if a hardship with no other remedy can be proven. Motion passed by unanimous voice vote.
12. **Committee concerns:** Schell suggested that the purpose of Chapter 1 should be better defined to help the committee and the public better understand the reasons for the ordinance and its specific provisions. Ritter will place this topic on the agenda for the August 2019 committee meeting.
13. **Adjourn:** Meeting adjourned at 7:50pm