

TOWN OF ST. GERMAIN
P. O. BOX 7
ST. GERMAIN, WI 54558
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Minutes, Zoning Committee – August 07, 2019

1. **Call to order:** Meeting called to order at 5:35pm by Ritter
2. **Roll call, establish a quorum:** Members present Cooper, Hensen, Schell, Ritter, Ebert
Member absent Strom
Also present Greg Maines, Maines & Associates
3. **Review and approve 2nd Amendment, Bibs Resort Condominium, Plat map (Presentation and discussion by Greg Maines. Ritter will recuse himself from discussion or voting on this item):**
Following presentation by Maines, motion Cooper, second Hensen to approve 2nd Amendment, Bibs Resort Condominium. Motion passed 3 to 0 with Ritter abstaining.
4. **Approve minutes of July 2, 2019:** Motion Hensen, second Cooper to approve minutes as presented.
Motion passed by unanimous voice vote.
5. **Review County Zoning re-zone application for St. Germain parcels 24-1168 & 24-1201-54:** Ritter shared the re-zone application submitted to the county and indicated he would attend the public hearing on September 5 to learn more about the reason for this request and to respond to how the request would be affected by St. Germain zoning.
6. **Public comments:** There were none
7. **Zoning Administrator report**
 - a. **Review monthly update of Zoning Administrator Permit Activity Log:** Activity log was reviewed with no action taken
 - b. **Approve monthly Zoning Administrator compensation:** Motion Cooper, second Hensen to approve the \$1,347.05 statement of compensation for the Zoning Administrator for the month of July, 2019. Motion passed by unanimous voice vote.
 - c. **New concerns to be discussed at a future meeting:**
 - i. Zoning Administrator had received more complaints from property owners in close proximity to the junk yard on Hug Road. Ritter will request an update on actions being taken by the county.
 - ii. Zoning Administrator reported clear cutting of trees and camping activity at 1453 Whitehorse Lane. Matter has been referred to County Zoning for investigation of possible ordinance violations.
 - iii. Zoning Administrator reported receiving complaints regarding no actions being taken to clean up buildings that collapsed under last winter snow loads. What actions can the town initiate?
8. **Consider draft Chapter 1 revisions:**
 - a. **1.103 Purpose of zoning ordinance:** Motion Cooper, second Schell to approve the following revision to §1.103:
The purpose of this chapter is to establish and provide enforcement of land use rules consistent with the town's Comprehensive Land Use Plan as originally drafted and as periodically updated.
Motion passed by unanimous voice vote.
 - b. **1.111 RV Camping definition and 1.404 RV Camping restrictions by zoning district and delete 1.404 camping rules:**

Motion Cooper, second Schell to approve the following §1.111 definition:

Recreational Vehicle (RV): Any of the following:

- (A) Travel Trailer: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for recreation or travel, equipped with interior plumbing features, and identified as a travel trailer by the manufacturer.
- (B) Motor Home: A self-propelled vehicle, designed to provide temporary dwelling for recreation or travel, and equipped with interior plumbing features.
- (C) Any other portable, temporary dwelling used for recreation or travel and equipped with interior plumbing features

Motion passed by unanimous voice vote.

Motion Schell, second Hensen to approve the following §1.404 provisions:

Camping in a recreational vehicle as defined in §1.111 of this chapter is restricted to the following:

- (A) *RV camping is allowed in designated, privately operated campgrounds as specified in §1.403 of this chapter*
- (B) On lots having one or more existing dwellings: *RV camping with no more than one RV is allowed, with permission of the landowner, for up to a maximum of seven consecutive nights.*
- (C) On lots having no existing dwelling during construction of a permanent dwelling: *RV camping is allowed by the landowner, or a designee of the landowner, with the following provisions:*
 - (1) *RV camping may not commence until a Zoning Permit for construction of a dwelling has been issued by the Town Zoning Administrator.*
 - (2) *RV camping may not extend beyond the duration of the Zoning Permit, or until the permanent dwelling becomes habitable, whichever occurs first.*
 - (3) *All provisions of the Vilas County Private Sewage System Ordinance must be complied with.*
- (D) On lots having neither an existing dwelling nor a dwelling under construction: *RV camping is allowed only on lots five acres or larger located in zoning districts designated as Rural Residential (§1.309 of this chapter) or Forestry (§1.315 of this chapter). RV camping under this section is prohibited in all other zoning districts. Additionally:*
 - (1) *RVs must be positioned on the property in accordance with all setback provisions for dwellings applicable to zoning district in which they are placed.*
 - (2) *Driveway provisions of Chapter 2 - Driveways of the St. Germain Code of Ordinances must be complied with.*
 - (3) *All provisions of the Vilas County Private Sewage System Ordinance must be complied with.*

Motion passed by 3 to 1 voice vote.

c. 1.111 Dwelling definition and 1.306 Multi-Family district Minimum lot requirements

Motion Schell, second Cooper to approve the following §1.111 definition:

Dwelling, Multiple Family or Multi-Family, other than duplexes: *A structure containing 3 or more dwelling units.*

Motion passed by unanimous voice vote.

Motion Cooper, second Schell to approve the following §1.306 provisions:

MULTI-FAMILY RESIDENTIAL DISTRICT:

- (A) PURPOSE: *This district classification is created to allow development of duplexes and*

multi-family structures.

(F) LOT AREA REQUIREMENTS OUTSIDE OF SHORELAND ZONE:

- (1) *Lots used for single family dwellings shall have a minimum lot area of 65,340 square feet (1.5 acres).*
- (2) *Lots used for duplexes or multiple family dwellings, community living facilities, bed and breakfast establishments, boarding houses and other group lodgings shall have a minimum lot area of 65,340 square feet (1.5 acres) for the first structure containing three or more dwelling units and an additional 3,000 square feet of suitable lot space for each additional dwelling unit.*

Motion passed by unanimous voice vote.

d. 1.111 Lean-to definition:

Motion Cooper, second Schell to approve the following §1.111 definition:

Lean-to: A structure with a sloping roof leaning against and attached to another structure. Lean-tos (or similar attached structures) and their square footage are considered part of the structure to which they are attached.

Motion passed by unanimous voice vote.

e. 1.313 Forestry & Recreation district and 1.315 Forestry district, include garages and carports as permitted uses:

Motion Schell, second Cooper to approve the following §1.313 and §1.315 provisions:

1.313 FORESTRY AND RECREATION DISTRICT:

(A) *PURPOSE: This district is created to encourage the continuation of large tracts of forested areas which are managed to produce forest products and/or maintained in wooded use, and to promote the preservation of wildlife habitats. Publicly owned lands included within this district are also intended to provide passive recreational opportunities, such as hunting, fishing, hiking, skiing, camping and snowmobiling.*

(B) **PERMITTED USES:**

- (1) *Single family dwellings.*
- (2) *Sylvicultural and agriculture.*
- (3) *Garages and Carports*

1.315 FORESTRY DISTRICT:

(A) *PURPOSE: This District is created to encourage areas which are maintained in wooded use and to promote the preservation of wildlife habitats.*

(B) **PERMITTED USES:**

- (1) *Single family dwellings.*
- (2) *Sylvicultural and agriculture.*
- (3) *Garages and Carports*

Motion passed by unanimous voice vote.

f. 1.605 Zoning Permit application rules, add submittal of application fee:

Motion Schell, second Cooper to approve the following §1.605 provisions:

1.605 RULES AND PROCEDURES FOR ISSUANCE OF A ZONING PERMIT:

(A) **APPLICATION:**

- (1) *An application for a zoning permit shall contain the following:*
- (a) *Name and address of the owner of the property.*
 - (b) *Legal description of the parcel or the Vilas County parcel number.*
 - (c) *Size and location of the structure to be erected on or moved onto the property.*
 - (d) *Proposed use of the structure or premises.*
 - (e) *Type of construction.*
 - (f) *Where applicable, a detailed landscaping buffer plan (See §1.307, §1.311 and §1.312 of this chapter.)*
 - (g) *In the case of planned residential unit development, evidence of the approval of a general development plan and recording of a specific implementation plan with the Vilas County Register of Deeds pursuant to §1.408 of this chapter.*
 - (h) *Any other applicable information, including sanitary permit number.*
 - (i) *Payment of the applicable permit fee. St. Germain not-for-profit organizations are exempt from paying Zoning Permit fees.*

Motion passed by unanimous voice vote.

- 9. Should chapter 1 be amended to allow temporary dwellings other than RVs to be placed on properties during construction of dwellings?** Motion Ritter, second Cooper to not amend Chapter 1 to allow dwellings other than recreational vehicles as defined in §1.111 to be placed on properties during construction of dwellings. Motion passed by unanimous voice vote.
- 10. Committee concerns:** There were none
- 11. Adjourn:** All business having been concluded, meeting was declared adjourned by Ritter at 7:54pm

Minutes prepared by chairman Ritter