

**P. O. BOX 7
ST. GERMAIN, WI 54558**

Minutes, Zoning Committee – July 07, 2021

1. **Call to order:** Meeting called to order by Ritter at 5:30pm.
2. **Roll call, establish a quorum:** Ritter conducted the meeting from Room 4 with a virtual attendance option. Committee members physically present in Room 4: Vogel, Cooper and Stoltman. Committee members attending virtually: Schell and Strom.
3. **Public comments:** None
4. **Discussion/action topics:**
 - a. **Approve minutes of June 9, 2021 meetings:** Motion by Schell, second Cooper to approve as presented. Motion passed by unanimous voice vote.
 - b. **Interpretation of 1.202 maximum area limitations for accessory buildings:** Ritter had received a call from a property owner with a vacant 7 acre parcel adjacent to his residence who was considering building an accessory building larger than 1,500 square feet. Committee confirmed Ritters response that accessory buildings larger than 1,500 square feet are not allowed in any district. Following discussion, motion Cooper, second Vogel to amend Chapter 1 to allow accessory buildings greater than 1,500 square feet as conditional uses in all districts where accessory buildings are permitted uses subject to §1.202. Motion passed by unanimous voice vote.
 - c. **Approve revisions to:**
 - i. **Chapter 1 – Zoning:** Motion Cooper, second Vogel to adopt draft revisions as presented to:
 - §1.111 – Add Shipping Container, amend Structure
 - § 1.312 – Remove “Roadside stands for farm produce” from conditional uses
 - § 1.313 & 1.315 – Add “Home rentals” as permitted uses
 - § 1.411 – New provision prohibiting shipping containersMotion passed by unanimous voice vote.
 - ii. **Chapter 2 – Motor Vehicle Public Road Access:** Motion Cooper, second Strom to adopt draft revision to 2.03 regarding procedure for obtaining fire numbers and signs. Motion passed by unanimous voice vote.
 - iii. **Chapter 3 - Mobile Homes & Manufactured Housing:** Motion Cooper, second Vogel to adopt draft revision to 3.01 pertaining to manufactured and mobile homes provision allowing minor structure additions to qualify as required building widths. Motion passed by unanimous voice vote.
 - d. **Review amended Duties and Compensation of the Zoning Administrator subject to Committee approval:** Reminder to change #11 provision from “backup” to “Deputy” Administrator. Motion Strom, second Schell to approve as presented. Motion passed by unanimous voice vote.

- e. **Review WI Senate Bill 387:** Some discussion followed by motion Ritter, second Cooper to table until committee members have thought more about how this might affect St. Germain. Motion passed by unanimous voice vote.
 - f. **Zoning Administrator updates on past reports:** None
 - g. **Zoning Administrator report:**
 - 1. **Review monthly update of Zoning Administrator Permit Activity Log:** Reviewed with no action taken.
 - 2. **Approve monthly Zoning Administrator compensation:** Motion Strom, second Cooper to approve June 2021 compensation at \$679.29. Motion passed by unanimous voice vote.
 - 3. **Zoning Administrator new concerns to be discussed at a future meeting:** None
 - h. **Committee concerns for future agendas:** None
5. **Adjourn:** There being no further business on the agenda, Ritter adjourned meeting at 6:41pm.

Minutes prepared by chairman Ritter