

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

Minutes, Zoning Committee – April 06, 2022

1. **Call to order:** Meeting called to order at 5:30pm
2. **Roll call, establish a quorum:** Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Vogel, Ritter and ZA Vogel. Committee members attending virtually: Strom and Schell. Cooper absent from meeting. Surveyor Dave Konopacky was also present in Room 4.
3. **Public comments:** None
4. **Discussion/action topics:**
 - a. **Approve minutes of March 09, 2022 meeting:** Motion Vogel, second Strom to approve as presented. Motion passed by unanimous voice vote.
 - b. **Review/approve Barker land division:** Konopacky explained that parcel number 24-842-25 is being eliminated with half the parcel being added to 24-842-24 and half added to 24-840. Motion Schell, second Vogel to approve parcel modifications as presented. Motion passed by unanimous voice vote.
 - c. **Review status of Old Highway 70 property:** No update
 - d. **Consider whether permit fees for basement crawl spaces and full basements should be the same:** Following Committee discussion, motion Vogel, second Ritter to amend Chapter 1 to clarify the definitions of basement and crawl space and assess the permit fee of \$0.08 per square foot for both basements and crawl spaces in dwellings other than mobile home. Motion passed by unanimous voice vote. Ritter to develop draft revisions and present to Committee for approval.
 - e. **1.307 & 1.308 minimum lot sizes amendment:** Chapter 1 currently states that lot size restrictions in these districts are subject to County Shoreline Zoning Ordinance provisions. However, not all parcels in these districts fall within shoreline zoning restrictions applying to land within 1,000 feet of a lake ordinary high watermark. Parcel sizes in those instances are not regulated by Vilas County and need to be addressed in Chapter 1. Motion Vogel, second Schell to amend sections 1.307 and 1.308 to state "For parcels beyond one thousand feet of the ordinary high watermark of a lake, the minimum lot size is 1.0 acre." Motion passed by unanimous voice vote.
 - f. **Consider public feedback to pending Chapter 1 updates:** Mrs. Przbyski submitted written comments to Ritter concerning possible errors in the Chapter 1 amendments to be considered for adoption April 11, 2022, following public comments. Committee consideration of Mrs. Przbyski's comments resulted in the following conclusions:
 - §1.205 has intentionally been deleted after being deemed no longer needed due to new CUP requirements for accessory buildings and unattached garages exceeding 672 square feet on parcels less than 1.5 acres.
 - §1.304(B) is not a formatting error resulting from cutting and pasting.
 - References to accessory buildings (subject to **§1.203** of this chapter) will be changed to (subject to **§1.202** of this chapter) in all districts where the error occurs.

- Discussion of the minimum width requirement for mobile homes in §1.402 was withheld as it is not included in the proposed amendments now awaiting approval by the town board. This topic can be placed on a future Zoning Committee agenda for consideration.
- g. Assist Zoning Administrator with Zoning Permit Application decisions:** Clarification of ordinance interpretation was provided in response to ZA questions with no specific actions being taken by the Committee.
- h. Approve monthly Zoning Administrator compensation:** Motion Schell, second Vogel to approve the requested compensation for the month of March in the amount of \$486.32. Motion passed by unanimous voice vote.
- i. Committee concerns for future agendas:** Revision to Zoning Permit application form
- j. Review Hrdlicka CUP, set date for public hearing:** Public hearing scheduled for 5:30pm, Wednesday, April 27.
- 5. Confirm next meeting date:**
- April 18th at 5:30 for CUP public hearing and consideration
 - April 27th at 5:30 for CUP public hearing and consideration
 - May 4th at 5:30 for next regular committee meeting
- 6. Adjourn:** There being no other business on the agenda, the meeting was adjourned by Ritter at 7:00pm

Minutes prepared by Chairman Ritter