

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

Minutes, Zoning Committee – August 03, 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, Schell, Strom, Cooper and ZA Vogel. Marion Janssen and Terry and Michelle Duke were also present in Room 4.
3. **Public comments:** Marion Janssen spoke to errors she believes exist in the new maps associated with draft revisions to 1.402. Cooper will investigate further with County Mapping and/or Maines and Associates Surveying. Ritter explained the objective of the maps is merely to provide interpretation of existing language in 1.402 through visualization of the language. The maps do not revise the locations indicated in the ordinance language.
4. **Zoning Administrator updates:** Discussions with no actions taken.
5. **Discussion/action topics:**
 - a. **Approve amendment to Ed Gabes Lost Lake Condo plat map:** Motion Strom, second Schell to table due to Greg Maines not being present. Motion passed by unanimous voice vote.
 - b. **Approve minutes of July 06, 2022 and July 26, 2022 meetings:** Motion Schell, second Vogel to approve as presented. Motion passed by unanimous voice vote.
 - c. **Consider when, if, how signs should be considered structures requiring a zoning permit:** Motion Schell, second Strom to motion until a 2nd draft of an ordinance revision is brought forth. Motion passed by unanimous voice vote.
 - d. **Consider how to handle zoning permit applications for an accessory building when another accessory building already exists on the property. Chapter 1 appears to be silent to this situation:** Mr. Duke spoke in support of the Town Zoning Ordinance being revised to include the totality of Vilas County's General Zoning Ordinance section 5.9 pertaining to garages on parcels not having a primary structure. Following committee discussion, motion Ritter, second Vogel to table until further consideration by committee. Motion passed by unanimous voice vote.
 - e. **Consider regulating produce stands:** Permitted uses in the Community and Highway Business District (1.310) include roadside stands for farm produce. Permitted uses in the Downtown Business District (1.311) do not include roadside stands for farm produce. Motion Schell, second Cooper to revise 1.311 to be consistent with 1.310 (allow roadside stands for farm produce in both districts). Motion passed by unanimous voice vote.
 - f. **Consider amendment to Chapter 5, section 5.16 – Fees:** Following committee discussion of ordinance interpretation, no action taken.

- g. Consider replacing “St. Germain is Zoned, Building Permits Required” highway signs:** Following a review of correspondence from the WisDOT clarifying that such signs are no longer permitted, motion Cooper, second Schell to instruct Town DPW to remove and not replace all such signs. Motion passed by unanimous voice vote.

 - h. Assist Zoning Administrator with Zoning Permit Application decisions:** None

 - i. Approve monthly Zoning Administrator compensation:** Motion Strom, second Vogel to approve Zoning Administrator compensation for the month of July at \$672.01. Motion passed by unanimous voice vote.

 - j. Committee concerns for future agendas:**
 - i. Continue discussion pertaining to more than one garage/accessory building on a parcel with no dwelling.
 - ii. Continue discussion of signs qualifying as structures requiring zoning permits.
6. Next regular meeting date: 09/07/2022
7. Adjourn

Minutes prepared by Chairman Ritter