

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

**Minutes, Zoning Committee – October 05, 2022**

1. **Call to order:** Meeting called to order at 5:30pm
2. **Roll call, establish a quorum:** Committee Chairman Ted Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Ted Ritter, Jimmy Vogel, Bob Schell, Brian Cooper and non-voting committee member June Vogel/ Zoning Administrator (hereinafter referred to as ZA Vogel). Jon Strom was absent. Kory Drees and Phillip Brunton were also present in Room 4. Beverly Przbylski attended virtually.
3. **Public comments:** None
4. **Zoning Administrator updates:** Discussions with no actions taken.
5. **Discussion/action topics:**
  - a. **Approve minutes of September 07 and September 27, 2022 meetings:**

Motion Schell, second Vogel to approve as 09/07 as presented. Motion passed by unanimous voice vote.  
Motion Schell, second Vogel to approve 09/27 with one spelling correction. Motion passed 3:0 with Cooper abstaining due to having been absent from the meeting.
  - b. **Approve amendments to 1.310 and 1.311 to include electric vehicle charging stations as permitted uses:**

Motion Vogel, second Schell to approve adding “Electric vehicle charging station business” as a permitted use in 1.310(C) and 1.311(C). Motion passed by unanimous voice vote.
  - c. **Consider action in response to complaint of business operating at 8521 Pinecrest Colony Rd., 24-1524-02:** Motion Schell, second Vogel to table until further information is obtained. Motion passed by unanimous voice vote.
  - d. **Consider when, if, how signs should be considered structures requiring a zoning permit:** Motion Cooper, second Schell to revise the Chapter 1 definition of Structure to: “Anything constructed and having a footprint of 12 square feet or greater and a height of four feet or more and likely to stay where placed for one year or longer. *Exceptions: Fences, signs, stairways necessary for waterfront access, light poles, flag poles, and pump houses or similar constructions are not considered structures.*” Motion passed by unanimous voice vote.
  - e. **Consider how to handle zoning permit applications for a garage/accessory building when another garage/accessory building already exists on the property:** Ritter’s proposed draft revision to 1.202 is inconsistent with county 5.9(D)(1) and would also be less restrictive than county language. Motion Vogel, second Cooper to table until Ritter obtains more information regarding county intent of 5.9(D)(1). Motion passed by unanimous voice vote.
  - f. **Assist Zoning Administrator with Zoning Permit Application decisions:** ZA has received a permit application to construct a home and a large garage to be “attached” in some manner as opposed to “unattached” and requiring a CUP. What constitutes “attached” (breezeway/deck/walkway)? Chapter 1

does not address this adequately. Until such time that it does, the consensus of the Committee was for the ZA to regard “attached” as meaning having a common wall between the home and garage.

- g. Approve monthly Zoning Administrator compensation:** Motion Schell, second Vogel to approve ZA September compensation in the amount of \$878.23. Motion passed by unanimous voice vote.
  - h. Committee concerns for future agendas:**
    - 1. Finalization of Chapters 1 & 3 maps depicting subdivision properties in which mobile homes and single-wide manufacture homes are permitted.
    - 2. How to regulate large “garages” attached to homes, aka “Barndominium Homes”.
    - 3. Consider amendments to CUP Findings form
  - i. Consider changing date of regular November meeting:** Motion Cooper, second Ritter for the Zoning Committee to not meet for its regular meeting in November due to schedule conflicts for several members. Motion passed by unanimous voice vote. Next monthly meeting 12/07/22.
5. **Adjourn:** The agenda having been completed, Ritter adjourned the meeting at 7:03pm.

Minutes prepared by Chairman Ritter