

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

Minutes, Zoning Committee – Decemeber 07, 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, Bev Przbyski and non-voting committee member June Vogel/ Zoning Administrator (hereinafter referred to as ZA Vogel). Also present in Room 4 was Greg Maines.
3. **Public comments:** None
4. **Zoning Administrator updates:** All past alleged ordinance violations have been resolved with ZA Vogel. No futher Town actions need be taken at this time. There are no CUP applications to consider for December public hearings.
5. **Discussion/action topics:**
 - a. **Approve minutes of 10/05/2022 Zoning Committee meeting and 10/25/2022 CUP hearings:** Motion Schell, second Cooper to approve both meeting minutes provided Charles Wild be added as having attended (virtually) the 10/25 CUP hearings. Motion passed 4:0 with Przbyski abstaining.
 - b. **Finalization of Chapters 1 & 3 maps depicting subdivision properties in which mobile homes and single-wide manufactured homes are permitted:** Maines shared his understanding of the historical creation of the subdivisions referenced in the original Zoning Ordinance as permitting mobile homes and single-wide manufactured homes. He explained there is no way to fully know the intent of the original ordinance, that there would always be room for differing interpretations. Committee consesus was that we need to create maps which the Committee feels comfortable as likely satisfying the intent of the original ordinance. ZA Vogel and Cooper to make those final decisions and work with County Mapping to create maps to be accessible from the current ordinance.
 - c. **Consider action in response to complaint of business operating at 8521 Pinecrest Colony Rd., 24-1524-02:** Following discussion of Schell's frequent observations of the property and the outcome of a recent meeting between ZA Vogel, Ritter, and a neighbor close to 8521 Pinecrest Colony Road, motion Przbyski, second Ritter to table until, at the discretion of the Committee Chair, substantial evidence has been brought forward to justify the Committee taking further action. Motion passed by unanimous voice vote.
 - d. **Consider how to handle zoning permit applications for a garage/accessory building when another garage/accessory building already exists on the property (related to Vilas Co. 5.9(D)(1)(e):** Based on an email exchange of 11/10/22 – 11/13/22 between Ritter and Vilas Zoning Administrator David Sadenwasser, motion Schell, second Vogel to proceed with a Chapter 1 amendment to include in the Permitted Uses of sections 1.304 through 1.308 a refenerce to 1.202(C) which will state *“No more than one garage, carport, or accessory building may be placed on any parcel prior to the placement of a permitted dwelling”* and a reference to 1.202(D) which will state *“No decks, dormers, patios, or porches*

shall be permitted on any garage, carport, or accessory building if there is no permitted dwelling on the property". Motion passed by Unanimous voice vote.

- e. **Consider How to regulate large “garages” attached to homes, aka “ Barndominium Homes”:** Following no Committee discussion, motion Ritter, second Cooper to table indefinitely. Motion passed by unanimous voice vote.
 - f. **Consider resolving Chapter 1.608 and Chapter 5.15 conflict of authority for issuing variances:** Motion Ritter, second Schell to revise Chapter 5 to make procedures regarding variances consistent with Chapter 1. Motion passed by unanimous voice vote.
 - g. **Consider adjusting fire number fees:** Motion Cooper, second Vogel to raise fire number sign fees from \$65.00 to \$130.00. Motion passed by unanimous voice vote. This is subject to Town Board approval as an amendment to the Zoning Ordinance. Ritter will assemble all Committee approved amendments since the 09/11/22 adoption of Chapter 1 and put them on a Town Board meeting agenda to initiate the public approval process.
 - h. **Consider amendments to CUP Findings form:** Motion Schell, second Vogel to table indefinitely. Motion passed by unanimous voice vote.
 - i. **Consider addressing County Zoning not informing permit applicants of Town zoning:** Motion Schell, second Cooper to solicit assistance of St. Germain County Board Supervisors Marv Anderson and Carolyn Ritter to seek overturning this practice/policy thereby enabling County Deputy Zoning Administrators to remind zoning permit applicants when towns also have zoning ordinances requiring permit applications. Motion passed by unanimous voice vote. Ritter to initiate this process.
 - j. **Assist Zoning Administrator with Zoning Permit Application decisions:** None
 - k. **Approve October and November monthly Zoning Administrator compensation:** Motion Vogel, second Schell to approve payments of \$639.92 (October) and \$760.83 (November) as presented by ZA Vogel. Motion passed by unanimous voice vote.
 - l. **Committee concerns for future agendas:** Split-zoned parcels
6. **Adjourn:** The agenda having been completed, Ritter adjourned the meeting at 7:40pm.

Minutes prepared by Chairman Ritter