

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

Minutes, Zoning Committee – January 04, 2023

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, Brian Cooper, and non-voting committee member June Vogel/ Zoning Administrator (hereinafter referred to as ZA Vogel). Bev Przbylski attended virtually. Bob Schell was absent. Also present in Room 4 was Dave Sadenwasser, Vilas County Zoning Administrator and three additional members of the public.
3. **Public comments:** None
4. **Zoning Administrator updates:** Recent alleged ordinance violations have been or are being resolved with ZA Vogel. There are no CUP applications to consider for January public hearings.
5. **Discussion/action topics:**
 - a. **Approve minutes of 12/07/2022 Zoning Committee meeting:** Motion Cooper, second Vogel to approve with the correction that Przbylski abstained from voting to approve the 10/05 and 10/25 meeting minutes. Motion passed by unanimous voice vote.
 - b. **Update status of County Zoning staff allegedly not informing Zoning Permit applicants of town zoning ordinances.** Ritter confirmed that after discussion with County ZA Administrator Sadenwasser, Ritter acknowledged his misunderstanding of County Deputy Zoning Administrators allegedly not informing permit applicants that town zoning might apply. To the contrary, Deputy Administrators routinely apply stickers to the face of county permits reminding applicants to check with Town Zoning Administrators for permit requirements when the applicable town has its own Zoning Ordinance. However, County Zoning Administrators have been instructed not to hold issuance of County permits while waiting for town permits to be issued. With this clarification, no further action need be taken by the Town on this matter.
 - c. **Discuss concerns with split-zoned properties with Dave Sadenwasser, Vilas Co. Zoning Administrator:** Sadenwasser explained his concerns with split zoned parcels in the County "General Business" zoning district and asked if the Town would be willing to explore with the County solutions the County might consider taking that would not conflict with Town zoning or with re-zoning actions that Town has already taken on parcels which had previously been split zoned by the Town. Discussion led to acknowledging that this cooperative approach may prove to be either beneficial or problematic to the town, but that only time would determine that after specific properties were discussed. Consensus of the Committee was to proceed open mindedly with Sadenwasser's proposed discussions and make decisions on a case by case basis. Sadenwasser will send additional details to the Committee for inclusion in a future Committee meeting agenda. ZA Vogel will attend the County Zoning Committee meeting on 01/05 to reinforce the Town's willingness to explore this topic.
 - d. **Review status of finalization of Chapters 1 & 3 maps depicting subdivision properties in which mobile homes and single-wide manufactured homes are permitted.** ZA Vogel shared the new map which had

been created by County Mapping following conversations between Cooper and ZA Vogel regarding how to depict parcels in specific areas of the Town where mobile homes and single-wide manufactured homes are permitted. Motion Cooper, second Vogel to approve the revised map as presented and to make it accessible from the Zoning Committee page of the Town website. Motion Cooper, second Vogel to amend section 1.402(A)(1-5) of Chapter 1 (page 36) by deleting the names of subdivisions referenced on the previous map. Both motions passed by unanimous voice vote.

- e. **Review corner lots setbacks:** Ritter to draft an amendment to Chapter 1 to resolve the discrepancy of specifying corner lot setback requirements in only some residential zoning districts rather than all. Approval of amendment to be considered at next Committee meeting.
 - f. **Consider inconsistency of Dwelling Unit definitions:** Ritter to draft an amendment to section 1.111 (Dwelling Unit definition) to resolve inconsistency between the ordinance definition and the definition appearing on the Zoning Permit application form. ZA Vogel to forward to Ritter similar changes needing to be made in Chapter 3. Approval of amendment to be considered at next Committee meeting.
 - g. **Resolve confusion with first 33 feet of motor vehicle town road access:** Ritter to draft an amendment to the Motor Vehicle Town Road Access permit application to remove reference to the first 33 feet of access and achieve consistency with language in Chapter 2. Ritter to also amend the permit fee referenced in Chapter 2 to agree with the permit fee referenced in the Chapter 1 list of fees. Approval of amendments to be considered at next Committee meeting.
 - h. **Assist Zoning Administrator with Zoning Permit Application decisions:** Committee consensus that installation of roof solar panels do not require issuance of a zoning permit.
 - i. **Approve December monthly Zoning Administrator compensation:** Motion Cooper, second Vogel to approve the ZA compensation of \$480.66 for the month of December. Motion passed by unanimous voice vote.
 - j. **Committee concerns for future agendas:** Consider including a definition of "Corner Lot" in section 1.111 of Chapter 1.
6. **Adjourn:** The agenda having been completed, Ritter adjourned the meeting at 7:12pm.

Minutes prepared by Chairman Ritter