

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

**Minutes, Zoning Committee CUP Hearings  
May 23, 2023**

1. **Call to order:** Meeting called to order at 5:30pm
  
2. **Roll call, establish a quorum:** Ted Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Jimmy Vogel, Ted Ritter, Brian Cooper, Beverly Przybylski, Bob Schell, and non-voting member – Zoning Administrator June Vogel (hereinafter referred to as ZA Vogel). Also in Room 4 were the applicants (or their agents) for the two Conditional Use Permits. Additionally, several people wishing to speak attended either virtually or in person in Room 4.
  
3. **5:30pm:** Ritter opened the public hearing for the Vogel CUP application. Committee member Vogel is the applicant and he therefore recused himself from all discussion. Bev Przybylski stated that she and her husband owned parcels to the north and east of the Vogel CUP parcel and had no concerns with the proposed building expansion. No one else in either in Room 4 or attending virtually wished to speak. There were no written comments submitted to the clerk. None of the Committee members had any questions or concerns. Motion Schell, second Cooper to approve Vogel application for parcel 24-1835-16 at 8280 Blue Bell Road with the following two conditions:
  1. Building addition not to exceed 90 square feet and placement on property to be as described on site plan accompanying CUP application.
  2. This permit does not allow the garage to be used as a dwelling or place of business.Motion passed 4:0 with Vogel abstaining. Public hearing adjourned at 5:38PM.
  
4. **5:50pm:** Ritter opened the public hearing for the Ceranski (Lynn Ann Campground) CUP application. Ritter began by explaining he had discovered during the 24 hours prior to the hearing that 12 of approximately 37 shared owners of a parcel abutting the south side of Lynn Ann's Campground had inadvertently not been sent the public hearing notice letter required to be sent to parcel owners within 300 feet of a parcel being considered for a CUP. Ritter suggested people gathered for the hearing be allowed to speak and to hear answers to their questions, but that the Committee postpone deciding the outcome of the CUP application until the 12 property owners had been mailed the required letter and had been given an opportunity to speak at a public hearing. Majority of the Committee was in agreement and set a second hearing date at 5:35PM, Wednesday, June 7. The following comments were then received from people in Room 4 and attending virtually:
  1. Committee member Schell: Recused himself from discussion or deciding the outcome of the CUP due to having a long standing interest in the property.
  2. Chuck and Holly Krull: Concerns of campers and weekly campground turnover impacting privacy of area residential properties.
  3. Bill Epcke: Has been a camper at Lynn Ann for 50 years and feels the property has been generally well run. He has no objections to the proposed expansion, but questioned how the current camper storage area will be changed.

4. Christopher and Margaret Laws: See written comments submitted to clerk.
  5. Steve Soltwedel: See written comments submitted to clerk.
  6. Ted Juerisson: See written comments submitted to clerk.
  7. John Smith: Not opposed to proposed expansion. Asked where campsites would be added and if the area for the sites would be clear cut.
  8. Jack Jurisson: Strongly opposed to proposed expansion. Wants the Town to take the application seriously and not rubber stamp its approval.
  9. Applicant was given the floor to explain the proposed expansion plan and to respond to comments and questions. Notable number of comments regarding campers' use of W Pine Crest Colony Road (private road) for walking, biking, etc. Applicant acknowledged that efforts could be increased to deter campers from using W Pine Crest Colony Road, including the placement of "Private Property" signs along the campground boundary with the private road.
5. Public hearing adjourned at 6:37PM with no action taken by Committee. Further public comments to be taken on June 7, 2023, with Committee deliberations to follow.

Minutes prepared by Chairman Ritter