

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

**Minutes, Zoning Committee
July 05, 2023**

1. **Call to order, roll call:** Meeting called to order at 5:30pm. 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, Bob Schell, Beverly Przybylski, and non-voting member – Zoning Administrator June Vogel (hereinafter referred to as ZA Vogel). Also in Room 4 were Greg Maines, Gary Shiffmann and David Mayville.
2. **Public comments:** None
3. **Zoning Administrator updates:**
 - a. Repco has responded to the shipping container citation issued by the Town by paying the citation fee and removing the shipping container. The citation will not require a court appearance by the Town.
 - b. The property at 1381 Eagle Watch Court has an accepted offer to purchase.
4. **Discussion/action topics:**
 - a. **Review draft amendments to lot area requirements, 1.304, 1.305 and 1.306:** Motion Schell, second Cooper to table for further review at the next meeting. Motion passed by unanimous voice vote.
 - b. **Discuss lot area requirements with Greg Maines pertaining to a proposed multi-family development on Sunrise Lane parcels, east of Christmas Tree Lane:** Motion Cooper, second Vogel to approve combining the following lots of Holiday Estates Number 2: Lots 191, 192, 41, and 42 to create Lot 4; Lots 193, 194, 43 and 44 to create Lot 3; Lots 195, 196, 45, and 46 to create Lot 2; and Lots 197, 198, 47, and 48 to create Lot 1. Motion passed by unanimous voice vote.
Motion Schell, second Vogel to allow construction of one duplex on each of the four new lots with satisfaction of buffer requirements of section 1.306(l), Chapter 1, Zoning. Motion passed by unanimous voice vote.
 - c. **Review/approve Medford Co-operative land division, parcel 24-2296-001:** Following a discussion with David Mayville of Medford Co-op, motion Vogel, second Cooper to approve the survey map to divide parcel 24-2296-001 into two lots. Motion passed by unanimous voice vote. Ritter signed the map certification.
 - d. **Approve minutes of 06/07/23 and 06/27/23 meetings:**
Motion Cooper, second Przybylski to approve the 06/07/2023 Zoning Committee minutes with corrections. Motion passed by unanimous voice vote.
Motion Vogel, second Przybylski to approve the minutes of the 06/07/2023 CUP hearings and Committee deliberations with corrections. Motion passed 4:0 with Schell abstaining.
Motion Schell, second Vogel to approve the minutes of the 06/26/2023 CUP hearings and Committee deliberations as presented. Motion passed by unanimous voice vote.

- e. **Assist Zoning Administrator with Zoning Permit Application decisions:** None
 - f. **Discuss modified zoning administrator work location and hours, duties, and compensation request document:** Motion Cooper, second Schell to amend Zoning Administrator Work Location and Hours, Duties and Compensation by adding to section B(1) Chapter 5 – Division of Land – Platting of Condominiums. Motion passed by unanimous voice vote.
 - g. **Discuss Ritter conversation with County Zoning regarding possible role of Town Zoning in helping permit applicants proceed with projects in a manner that does not cause potential future problems for either the Town or the project owner (i.e. building at too low an elevation resulting in water runoff problems from Town roads).** At request of Ritter, motion Vogel, second Schell to table until Ritter has conversation with County Zoning Administrator. Motion passed by unanimous voice vote.
 - h. **Approve correction to Chapter 1 fees for condo approvals not agreeing with fees stated in Chapter 5.** Motion Ritter, second Schell to table for further discussion after Przybylski provides specific corrections needed. Motion passed by unanimous voice vote.
 - i. **Approve June monthly Zoning Administrator compensation.** Motion Vogel, second Cooper to approve compensation of \$1,419.14. Motion passed by unanimous voice vote.
 - j. **Committee concerns for future agendas:** None
 - k. **Consider rescheduling September meeting:** September Zoning Committee meeting changed from 09/06 to 08/30.
5. **Adjourn:** Meeting adjourned at 07:12pm.

Minutes prepared by Chairman Ritter