

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

**Minutes, Zoning Committee and CUP Hearings
February 27, 2024**

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: Ted Ritter, Paul Novorolsky, Beverly Przybylski, Jimmy Vogel, Bob Schell, and non-voting member/Zoning Administrator June Vogel (hereinafter referred to as ZA Vogel). CUP applicants Tim Schwultz and Dennis Herman were present in Room 4. Also present in Room 4 were Barbara Egland, Randy Radke, and John Huppert. Michael Connors attended virtually.

3. **Convene public hearing for Schwulst CUP application followed by Committee deliberations and disposition of CUP:**

Public comments: There were no public comments.

Committee considerations/concerns: The existing building is non-compliant with the current 15 feet setback requirement, but was compliant with the 5 feet requirement at the time of construction. Therefore, per §1.503(A), the building can be enlarged provided the expansion does not result in further infringement of the current setback requirement. The six standards for issuance of a CUP were reviewed and there were no concerns with any standard expressed by any committee member. Motion Przybylski, second Schell to approve the Cup application for parcel 24-2297-25 with two conditions:

 1. Size of addition to existing structure not to exceed 1,296 square feet for a total of 2,592 square feet, and placement on the parcel is to be as described on the site plan accompanying this CUP application.
 2. This permit does not allow the building to be used as a dwelling or place of business.

Motion passed by unanimous voice vote.

4. **Convene public hearing for Herman CUP application followed by Committee deliberations and disposition of CUP:**

Public comments: Ritter read a letter from Terry and Barbara Egland, owners adjacent parcel 24-2510, stating objections to the CUP application. Randy Radke, owner of adjacent parcel 24-2508, spoke with objections essentially reflecting the Egland letter. There were no additional public comments.

Committee considerations/concerns: Committee members responded to the public comments and explained how the concerns expressed would be addressed with conditions placed on the permit and why a concern regarding placement of the HWY 70 access was not within the authority of the Town to address. The six standards for issuance of a CUP were reviewed and there were no concerns with any standard expressed by any committee member. Motion Vogel, second Schell to approve the CUP application for parcel 24-2509 with two conditions:

 1. Size of structure not to exceed 2,800 square feet, and placement on the parcel is to be as

described on the site plan accompanying this CUP application.

2. This permit does not allow the building to be used as a dwelling or place of business.

Motion passed by unanimous voice vote.

5. **Continue discussion of possible Zoning Ordinance amendments to address logging and clear-cutting:**

Discussion of Ritter's draft amendments led to several suggested revisions of current Chapter 1 provisions. Ritter to prepare a second draft for the March 6 meeting, Novorolsky to begin drafting a Logging/Clear-cutting permit application form with input form ZA Vogel. No actions taken.

6. Meeting adjourned by Ritter at 7:25pm

Minutes prepared by Chairman Ritter