

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

**Minutes, Zoning Committee
March 06, 2024**

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, Paul Novorolsky, Beverly Przybylski, and non-voting member/ Zoning Administrator June Vogel (hereinafter referred to as ZA Vogel). Bob Schell attended virtually. Community members in attendance in Room 4: John Huppert, Terry Duke, and Kirby Giapa. Community member Michael Connors attended virtually.
2. **Public comments:** None
3. **Zoning Administrator updates:** Updates shared, no actions taken
4. **Discussion/action topics:**
 - a. **Approve minutes of 02/07/24 and 02/27/24 meeting minutes:** Motion Vogel, second Przybylski to approve with one type correction to 02/27 minutes. Motion passed by unanimous voice vote.
 - b. **Ongoing discussing of Chapter 1 draft amendments pertaining to logging and clear-cutting in Forestry and Forestry & Recreation zoning districts:** Further discussion of 100 feet vs. 200 feet clear-cutting setback from center of adjacent road resulted in motion Schell, second Novorolsky to keep the 200 feet setback as in the current ordinance. Motion passed by unanimous voice vote. Following review of all other amendments to draft amendments, motion Schell, second Novorolsky to move all amendments forward for town board review on 03/28/2024 (including amendments to sections 1.111, 1.405-1.409, and 1.609(B)). Motion passed by unanimous voice vote. Ritter thank Huppert and Connors for their valuable input leading to these amendments.
 - c. **Review draft Logging/Clear-cutting Permit application form:** Novorolsky's draft was found to need only a few modifications which he will make. Further discussion will occur at a future meeting.
 - d. **Correct conflicting site plan requirements of Zoning Permit form vs 1.605(A)(2):** Motion Novorolsky, second Vogel to delete current content of 1.605(A)(2) and replace it with:
“Unless specified elsewhere in the this Chapter, the site plan accompanying a Zoning Permit application shall be prepared as follows:
 1. ***Draw the lot shape and include lot line dimensions;***
 2. ***Show the location, setback, and dimensions of all existing structure(s), proposed structure(s), and/or structure additions;***
 3. ***Show driveway location and driveway dimensions with setback from lot lines;***
 4. ***Show location of, setback from, and name of all bordering roads/highways (setbacks from highways are from centerline, setbacks from town roads are from surveyed lot line);***

5. **Show location of, setback from, and name of any adjacent body of water;**
6. **Show location of septic tank and drain field, and setback of both from any existing or proposed structure(s) or structure additions.”**

and to include this with the amendments to be reviewed by the town board on 03/28/2024.
Motion passed by unanimous voice vote.

- e. **Consider setback requirements for parcel 24-999 and general review of corner lot setbacks:**
Consensus of Committee was that there is no setback requirement along Pedykort Road (on this parcel) as the road crosses private land under the terms of an easement (unless a setback is stated in the easement). No action taken.
- f. **Approve revised Zoning Fees schedule:** Motion Vogel, second Przybylski to approve revisions as presented, plus adding a fee of \$80.00 for a Logging Permit, and to include the updated fees schedule in the amendments to be considered by the town board on 03/28/2024. Motion passed by unanimous voice vote.
- g. **Assist Zoning Administrator with Zoning Permit Application decisions:** None
- h. **Discuss/table size restrictions for attached garages:** No discussion
- i. **Discuss/table 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):** Ritter reported that his discussion with the Vilas County Zoning Administrator suggested that property owners are aware of site conditions on their property at the time of obtaining a Zoning Permit and that the Town has no obligation to try to pre-empt problems that might arise. No Committee action taken.
- j. **Approve February monthly Zoning Administrator compensation:** Motion Vogel, second Ritter to approve compensation in the amount of \$695.12. Motion passed by unanimous voice vote.
- k. **Committee concerns for future agendas:** General review of corner lot setbacks

5. **Adjourn:** Ritter adjourned the meeting at 7:14pm

Minutes prepared by Chairman Ritter