

**St. Germain Planning and Zoning
March 8, 2004**

It was noted this meeting was posted in accordance with public meetings law, state of Wisconsin Statutes.

AGENDA:

- 1. ROLL CALL:** Mr. Odette, Mr. Gern, Ms. Platner, Mr. Holthaus and Mr. Ebert, Zoning Administrator and eight members of the public.
- 2. APPROVAL OF AGENDA:** Mr. Gern moved to approve agenda as posted. Ms. Platner seconded the motion. Motion unanimously carried.
- 3. APPROVAL OF MINUTES:** Ms. Platner moved to approve of minutes from January 12, 2004. Mr. Gern seconded the motion. Minutes from February 9, 2004 will be deferred and until the next meeting. Mr. Gern moved to approve the minutes from the February 23, 2004 meeting with corrections noted. Ms. Platner seconded the motion. Motion unanimously carried.
- 4. DISCUSSION/BUSINESS:**
 - 4.1 Chairman's Report/Communications:** Nothing noted.
 - 4.2 Zoning Administrator had two Travelway Permits.** Golden Retreat Estates, Lot #1 coming off of Half Mile Road for Anchor LLC. No problem was noted with this permit. Craig Marion, Eagle Ridge Estates, applied for a Travelway Permit off of Shields Road. It was stated that he was advised that no run-off can go onto the Town road. Ms. Platner moved to approve the Travelway Permits for Anchor LLC and Craig Marion. Mr. Gern seconded the motion. Motion unanimously carried.

Buckshot and Peggy Anderson were present with regards to the Deadman's Gulch Road. They would like to shorten the length the Town road that goes through his property so he can build his new home. Mr. Holthaus stated that he will discuss it tonight at the Town Board meeting.

A letter was read from Douglas Knapp with regards to his home business of frozen pizza's. Mr. Holthaus stated he did get legal advise and opinion, it did concur that it met all ordinance requirements. All committee members were in agreement. Mr. Holthaus explained how the ordinance came about because of public request. Mr. Knapp asked for a copy of the complaint letter received and was advised by Mr. Holthaus that it was received by a telephone call. A member of the public advised that it was stated at the February 23, 2004 meeting that it was in letter form. Mr. Holthaus advised that it was a complaint was made to Town Supervisor, Ted Ritter, who in return faxed a letter to Mr. Holthaus.

With regards to Chris Knapp and Advance Collision on State Highway 155. Ms. Platner felt the problem was the buffer at the back of the lot. Mr. Ebert questioned if a CUP was needed. Mr. Gern stated he was asked to submit information regarding what he wants to do. He is basically rebuilding a building that was burnt down, however, he is connecting it to the existing building. The committee would like to see the plans and his intentions. It was felt that a CUP wasn't needed but they did want to see the plans with the buffer listed. Mr. Knapp was present to answer questions of the committee. Mr. Odette moved that Chris Knapp from Advance Collision should be able to pursue his addition without a CUP or additional buffer requirement along as existing 22 foot buffer area is not disturbed. Ms. Platner seconded it. Mr. Gern opposed.

- 4.3 Review/Action of Permit and Plan Submittals.** Steve Favorite was present for the final proof of Timber Trails Subdivision located on Shields Road for Northstar Development. Plans were previously submitted to committee members. Ms. Platner moved to accept the Final Plat for Timber Trails Subdivision dated February 25, 2004. Mr. Gern seconded the motion.

Mr. Favorite also presented a Preliminary Plat dated March 4, 2004 for Eagle Ridge Estates on behalf of Craig Marion off of Shields Road. Because this was just submitted today, the committee will need time to review it.

- 4.3 Discussion/Implementation of Long Range Planning and Zoning Considerations.**

Mr. Holthaus asked if they would like to defer the discussion of the proposed changes until Mr. Santefort returns. Ms. Platner felt they should begin to discuss it.

1.68(2)a,b: Mr. Holthaus explained the way the Board of Appeals would be according to the proposed amendments. Additional item would be to add that they cannot be a member of the Town Board or the Zoning Committee.

1.73: Keep as is.

4.03: The committee would like to see the ordinance changed so Mr. Ebert has the authority to issue basic Travelway Permits without coming to the Planning and Zoning meetings. If complications are met, they would have to approach the committee.

They would also like to change the right-a-way requirements for new roads that explain 66 feet should actually be approximately 40 feet. The wording would have to be changed to the minimum amount cleared not the whole 66 feet.

Home occupation definition needs to be re-worded.

Mr. Odette felt that the portable structures should be listed as temporary structures.

4.4 Policy Development Issues: Mr. Holthaus stated the UBS Ordinance is in the hands of Mr. Lucerelli. Tom Martens is going to mail the letter by the 15th. Four applications were submitted, the committee can interview them and it was suggested that they do it. The town board will have to make the final approval.

4.5 Public Concerns: A signage question was asked for private property. There is no sign ordinance currently. He would not be in violation.

5.0 ADJOURNMENT: Mr. Odette moved to adjourn the meeting and Mr. Gern seconded