

St. Germain Planning & Zoning
March 22, 2004

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

AGENDA:

1. **ROLL CALL:** Mr. Holthaus, Mr. Santefort, Ms. Platner, Mr. Odette, and Zoning Administrator, Mr. Ebert. Mr. Gern is absent and five members of the public were present.
2. **APPROVAL OF AGENDA:** Mr. Holthaus proposed a change in the structure in the order of business with the UBC applicants to the beginning of the meeting. Ms. Platner moved that agenda be amended to move the UBC applicants to the first item of business. Mr. Santefort seconded the motion. Motion unanimously carried.

Barbara Collins from Eagle River and Dan Butler from Arbor Vitae were present for the UBC applicants. Mr. Holthaus advised the public about the program and how it will effect the town. Questions were asked of both applicants with regards to experience and procedures.

3. **APPROVAL OF MINUTES:** Corrections to the minutes from March 8, 2004 are as follows: 4.2, paragraph 3, line number 2: . . . legal advice not legal advise; 4.2, paragraph 4, line number 4: . . . burned down not burnt down; 4.2, paragraph 4, line number 10: . . . requirement along the existing not as existing; 4.3, paragraph 2, line number 2: . . . 40 feet not approximately 40 feet. Ms. Platner would like it to say that new roads must be cleared to a minimum clearance of 40 feet to accommodate the 66 foot right-of-way public road. Mr. Holthaus explained where in the ordinance this would have to be corrected. 4.4, paragraph 1, line number 1: . . . UBC not UBS; 4.4, paragraph 1, line number 3: . . . 3 applications instead of 4; 4.3, paragraph 2, line number 1: . . . The committee would also instead of they.
Mr. Santefort made a motion to approve the minutes as amended. Mr. Odette seconded the motion. Motion unanimously carried.

4. **DISCUSSION/BUSINESS:**

4.1 *Chairman's Report/Communications:* Nothing noted.

4.2 *Review/Action of Permit and Plan Submittals:* Tim Ebert had a question regarding a garage at Whitetail Inn. The new owner would like to build a garage and a deck. The zoning is Parks and Recreation. According to the ordinance, it does not allow this. The question is since it was built when it was still zoned General Business, is this going to be grandfathered item? These will be attached to the existing building. If he does not fall under the grandfather clause he will not be able to do this until they change the zoning district. This zoning district change is part of the proposed amendments on the map change to make that

corner Highway and Community Business. This addition will be part of their permanent residence within the business. He will meet required setbacks and the use of the building is not changing. Ms. Platner moved that the proposed garage and deck addition, that a permit be issued to allow the addition of a two car garage and deck to the south end of the Whitetail Inn. Mr. Santefort seconded the motion. Motion unanimously carried.

Mr. Holthaus discussed the Eagle Landmark Survey of Mr. Kelsey's Plat. The Board received different surveys. Mr. Holthaus explained the situation regarding zoning districts that were involved. Mr. Kelsey is in the process or has sold the property to another party. In order to change or make the lots on the east side of Kelsey Court smaller, that they would have to go to a re-zone at the County. Mr. Holthaus was advised, 3rd hand from the County, that if the Town approved it the County would approve it. This is a discussion item only. The Board has not received an official submittal for change based on this new plat map. The Planning and Zoning Board previously approved a plat for Mr. Kelsey, however, they do not approve of the smaller lots on the east side. Mr. Odette moved to send the County a letter of the position of the Planning and Zoning members. Ms. Platner seconded the motion. Motion unanimously carried.

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

Ms. Platner advised that the county has no plan on putting restrictions on accessory structures because the way you interpret the ordinance. She then handed out materials with information regarding accessory buildings in other towns and counties.

Mr. Holthaus stated that the problems that the town was having was huge accessory buildings in the residential districts. Ms. Platner stated that there are restrictions on shorelines. This is a completely different category. It was felt that a percentage based on the side yards and the size of property would be the best way to restrict them. Ms. Platner suggested that they read the handouts and comeback with suggestions. She will comeback with a comparison chart of what she found.

Proposed ordinance changes: 1.48, Camping on residential lots. The proposed change would be that at placement exceeding seven days, a sanitary hook up will be required to a system approved by the county zoning department. Mr. Odette stated that they agreed to change the seven to fourteen days and anything over fourteen days would need a permit. A concern was brought up about vacant lots. The county will allow it on a vacant lot as long as there is provisions for effluent.

4.03, Regarding the Zoning Administrator handing out a permit on travelways. Mr. Odette would like it to read; "the Zoning Administrator may issue a travelway permit after inspection of the site. If questionable, Zoning Administrator will refer it to committee for approval". Mr. Ebert stated the ordinance should state Zoning Administrator not Zoning Deputy.

4.03(4), Mr. Odette would like to change; . . . the Town Chairman shall cast the tie breaking vote. Mr. Holthaus thought it was supposed to read; . . . the Chairman of the Planning and Zoning Board shall cast the tie breaking vote.

1.?? The Zoning Administrator will charge ten times the original permit fee. The question was if it should state shall charge ten times, and if it did, who was responsible for the amount it was actually going to be.

5.09(3), should they keep, . . . at least 14 days, or change it. Mr. Holthaus felt that the surveyors are all aware of this and thought it should remain.

5.09(4), in the first paragraph, what does the “_____” stand for? Ms. Platner stated she will look and see what this should be. It is also in 5.10(3).

Mr. Holthaus suggested that Mr. Odette put together a list so they can compare it so everyone is on the same page.

Ms. Platner suggested they put page numbers on the zoning ordinances.

Ms. Platner mentioned the canvas covered canopies or other temporary structures should meet setbacks in residential districts. A sample was read. Mr. Holthaus advised to put this in with the list for the next meeting.

Mr. Ebert was questioned about a conduit structure that they would be putting aluminum siding on. Mr. Ebert advised them they needed a permit because it was not a temporary structure.

A concern was mentioned about home occupancy. Mr. Holthaus stated that they should put this on the list for proposed ordinance changes.

4.4 Policy Development Issues: None noted.

4.5 Committee Concerns: None noted.

4.6 Public Concerns: Fred Radtke spoke about something with Pitlik’s and Waldmann Construction. It was inaudible. He also mentioned about being able to opt out of the county ordinance. Ms. Platner would like this in writing.

4.7 Date and Time of Next Meeting: None stated.

5. ADJOURNMENT: Mr. Santefort moved to adjourn the meeting. Ms. Platner seconded the motion. Motion unanimously carried.