

**MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE  
SPECIAL MEETING: JANUARY 17, 2005**

**Meeting Type:** Special Meeting of the P & Z Committee. The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law.

1. **Call to Order:** The meeting was called to order at 5:30 P.M. by Ed Odette, Chairman
2. **Roll Call -Members Present:** Ed Odette, Mary Platner, Ted Ritter, Todd Wiese, Tim Ebert-Zoning Administrator, Tom Martens-town clerk. Also present were Brad Waldmann and Lee Christensen.
3. **Approve Agenda:** Motion Ritter seconded Platner that the agenda be approved as posted. Approved.
4. **Action Items (Approve, Disapprove, Table)**
  - 4A. **Johnston Letter to Re-zone Downtown Business District:** Mr. Odette read the following letter into the minutes.

To Ed Odette, chairman St. Germain Zoning Committee 12/14/04

As representatives of St. Germain Pinehurst Resort Condominium, Inc., we are petitioning the committee to remove the General Business district from the residential town roads and return the Downtown Business district to the highway, to align with the County Zoning.

If you would have a public hearing on this matter, we are sure all of the residents on these roads would attend and voice their agreement.

Thank you for your consideration  
Ed & Mary Johnston

Lee Holthaus had been asked to be present at this meeting to explain why the Downtown Business District was set up as it was. Mr. Ritter stated that he had just talked to Mr. Holthaus. Mr. Holthaus explained that in the first draft of the zoning ordinance, the Downtown Business District had gone all the way down to Little St. Germain Lake as was suggested in the 20-year plan. The Johnston's request would pretty much change the zoning back to what it was before the new ordinance went into effect. Mr. Holthaus admitted that the Planning & Zoning Committee had not addressed the density and setback issues. Mr. Holthaus suggested that the Planning & Zoning Committee look at the proposed zoning changes. He also felt that the current problem on the Winkle Road may not have occurred if the changes were made. One of the changes was to change a residential lot in the Downtown Business District to 1.5 acres rather than the 20,000 sq. feet that is required for a commercial building. Mr. Holthaus would like to meet with Mr. Wiese to discuss the zoning changes that should be made. Section 1.65 of the town zoning ordinance explains that the town board would have to call a public hearing if the re-zoning were to take place. Also, the zoning

ordinance requires a fee of \$250 per parcel in the effected area. The committee also felt that the proposed request for Vilas County to re-zone the 9.3 acres on the Winkle Road would fail since there was no real need for the change and that there was no definite project pending. Ms. Platner gave the committee members a copy of a letter dated March 4, 2004 from Mr. Holthaus to the Vilas County Zoning Administrator stating that the St. Germain Planning & Zoning Committee would be looking into changing the minimum lot requirement for a residential lot in Downtown Business to 1.5 acres. Motion Ritter seconded Wiese that the Planning & Zoning Committee recommend to the town board regarding the Johnston's letter for re-zoning, that no public hearing be scheduled. Approved. The correction will be to fix the density and setback problem in the St. Germain Zoning Ordinance.

**4B. Anchor, LLC Request to Abandon a Portion of Hemlock Road:** Mr. Odette read a revised letter from Brad Waldmann stating the Mr. Waldmann would bear the cost of the abandonment, that an easement existed whereby the town would be able to use the road, and that the Johnson's property did not adjoin that portion of the road. Motion Wiese seconded Ritter that the Planning & Zoning Committee recommend to the town board that a public hearing be set to discuss the abandonment of a portion of Hemlock Road. Approved. Mr. Wiese will send a packet to each town board member. He will also request the matter be placed on the February 14, 2005 agenda as an action item.

**4C. Scott Palmer Variance Request:** Mr. Wiese stated that Mr. Palmer had been waiting so long that a permit should be issued. A lengthy discussion followed. Motion Wiese seconded Platner to grant Scott Palmer a variance with no fee, and the zoning administrator be directed to issue a zoning permit to Mr. Palmer. Wiese – yes, Ritter – no, Platner – no, Odette – no. Motion failed. The matter had been given to Mr. Wendt, chairman of the Board of Appeals. No action had been taken. The St. Germain Zoning Ordinance states that the Board of Appeals has to act within a reasonable amount of time. The ordinance does not address what happens if the Board of Appeals does not act. If a permit is to be granted, which committee of board is to grant it. Motion Ritter seconded Platner that Planning & Zoning Committee chairman, Todd Wiese, prepare a synopsis of the case to be distributed to the town board with a recommendation from the Planning & Zoning Committee that a variance be granted based on the lack of action by the Board of Appeals and that the zoning administrator be instructed to issue a zoning permit. Approved.

5. **Citizen Concerns:**

**5A. Lee Christensen:** Mr. Christensen noted that he felt that there perhaps should be no zero-foot setbacks at all. Perhaps there should not be a Downtown Business District at all. Mr. Christensen asked if we really wanted to have businesses built up against each other. He also stated that the differences in the town and county zoning should be addressed.

**5B. Fred Radtke:** Mr. Radtke noted that he felt the town should consider the Johnston's request for re-zoning.

6. **Committee Concerns:**

**6A. Ted Ritter:** Mr. Ritter stated that he felt that the zoning changes should be the Planning & Zoning Committee's top priority. He also felt that the changes should be prioritized.

**6B. Mary Platner:** Ms. Platner asked that a workshop be scheduled whereby the zoning changes could be discussed. The first workshop will be on Monday, January 24, 2005 at 5:00 P.M.

**6C. Bill Joost Resignation:** Mr. Odette acknowledged that he had received Mr. Joost's letter of resignation. Motion Odette seconded Platner that Mr. Joost's letter of resignation be accepted. Approved.

**6D. Tim Ebert:** Mr. Ebert stated that he was not able to burn a CD with his computer. He was going to take it to where he bought it. The committee suggested that he try purchasing different CD's first. If he did have to take the computer in, Mr. Ritter suggested that he somehow save his files.

7. **Adjournment:** Motion Wiese seconded Platner that the meeting be adjourned. Approved. Meeting adjourned 6:40 P.M. The next meeting will be the workshop on Monday, January 24, 2005 at 5:00 P.M. in the boardroom of the Red Brick Schoolhouse.

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Town Clerk

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Chairman                      Vice Chairman                      Member

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Member                      Member