

MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE SPECIAL WORKSHOP MEETING: JUNE 6, 2005

Meeting Type: Workshop session for Planning and Zoning 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 4:00 P.M. by Todd Wiese, Chairman
2. **Roll Call -Members Present:** Todd Wiese, Mary Platner, Ted Ritter, Lee Holthaus, Tim Ebert-Zoning Administrator. There were two members of the public present.
3. **Approval of Agenda:** The chairman requested that item 7B be moved to the end of the agenda. Motion Ritter seconded Platner that the agenda be approved as amended. Approved
4. **Approval of Minutes:** Motion Ritter seconded Holthaus that the minutes of the May 23, 2005 workshop be approved as written. Approved.
5. **Public Comments:** There were none.
6. **Zoning Administrator Report:**
 - 6A. **Travelway Permit:** A new travelway will be forthcoming which should present no problems.
 - 6B. **Garage Converted to Dwelling:** The previous denial of a zoning permit to convert a garage to a residential single family dwelling was now found to meet the required setback and a permit will be issued.
 - 6C. **Camping Ordinance:** The zoning administrator would like to see a revision in the camping ordinance to allow 2 weeks with sanitary facilities on private lots. Mr. Ebert pointed out the recent change in Oneida County's ordinance that now allows for camping on private lots and the complaints he has received with our current one-week requirement.
7. **Ordinance Amendments:**
 - 7A. **(Moved to end of agenda)**
 - 7B. **Private Road Naming Ordinance:** Minor changes were made to include "re-naming" of private roads to the ordinance as drafted by Mr. Ritter. Motion Wiese seconded Platner that the final draft be recommended to the Town Board to approved and be placed on the Town Board's agenda as an action item. Approved. The committee also wanted the chairman to remind the Town Chairman to include the current amendments as an action item on the June Town Board agenda.
8. **Rezone Requests:**
 - 8A. **Kelsey Court Lots:** Mr. Wiese reported to the committee on the Vilas County Public hearing on the rezone request for the Kelsey Court lots. Vilas County wants a letter from the Town Board elected officials and not just Planning and Zoning. Hearing was tabled to notify owners of a small sliver of their property being involved in the request. The question was

brought up as to what the current zoning was for the East lots in the subdivision since the previously approved plat indicates it is all within Downtown Business. Mr. Holthaus was provided related minutes from 2003 and the plat map from that approval and will research the issue for the committee.

9. Subdivision Approval: There were none.

10. Conditional Use Requests: There were none.

11. Plat Survey Requests: There were none.

12. Miscellaneous Agenda Items: Chairman's Report to the Committee on the Following Items.

12A. Vilas County's Response to Order of Issuance of Permits: The chairman told the committee that Vilas County would request we not change the order for shoreland districts because every jurisdiction in the entire county follows the same procedure and it would make things difficult for one district in one jurisdiction to be different.

12B. Vilas County Response to Record of Lot Sizes: Lot square footages are not recorded in an easy to obtain format, so currently, would not be a viable tool to use in determining available open building space.

12C. Map Printing Update: The chairman had received the new updated zoning maps. The committee felt that we should not be charging for the maps since that cost is recovered in fees associated in rezone requests, etc. Also the map should be posted on the Town's website so they would be accessible to the public. Mr. Ritter will take care of having the map posted on the website. Additionally, the committee wanted the maps to be available through the Zoning Administrator. The fee and distribution was to be recommended to the town board.

12D. Mobile Home Removal: The chairman reported that the mobile home behind the old Eliason office has been removed as promised by the owner. Also, the chairman spoke with the owner of the semi-trailer used for storage in the Indian Woods subdivision. It will be removed as soon as the owner can contract with the mover.

12E. Miller Property Cleanup: The chairman reported that he had spoken with the two sons of the late Jim Miller concerning the property owned in Leisure Estates and Holiday Estates. The Millers report that they will be taking possession of the property in early July. They are aware of the Town's requirements for cleanup and inspection. They also plan to demolish the home in Holiday Estates and replace it with something more acceptable to the community. They seem to be willing to work with the Town in the cleanup of these properties.

7. Ordinance Amendments: (Moved from Earlier Agenda Item)

7A. Review and work on Accessory Building/Guest House Ordinance Draft: The committee reviewed corrections made to the first draft as completed by Ms. Platner. Additional ideas were discussed as to size limitations and setback requirements. Also discussed was the need for an additional category between garages and accessory to allow buildings of larger sizes to be constructed in association with area requirements and district limitations. Mr. Holthaus volunteered to assist Ms. Platner with wording changes in the new draft. This will be presented at the next workshop session.

13. Letters and Communications: There were none.

14. Committee Concerns: There were none.

15. Set Time and Date of Next Meeting: The regular June monthly meeting will be held on June 20, 2005 at 5:00 P.M. A special workshop session will be held on June 27, 2005 at 4:00 P.M. The regular July monthly meeting will be held on July 18, 2005 at 5:00 P.M. All meetings will be held in the boardroom of the Red Brick Schoolhouse.

16. Adjournment: Motion Platner seconded Holthaus that the meeting be adjourned. Approved.

Town Clerk(from Mr. Wiese's notes)

Chairman Vice Chairman Member

Member Member