

# PLANNING & ZONING COMMITTEE

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## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

### MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE

#### MEETING: JULY 18, 2005

**Meeting Type:** Regular 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 5:03 P.M. by Todd Wiese, Chairman
2. **Roll Call -Members Present:** Ted Ritter, Mary Platner, Todd Wiese, Marion Janssen, Lee Holthaus, Tom Martens, town clerk, Tim Ebert, zoning administrator was absent.
3. **Approve Agenda:** Motion Holthaus seconded Platner that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Ritter seconded Holthaus that the minutes of the June 27, 2005, workshop be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
  - 6A. **Travelway Permit:** Motion Ritter seconded Platner that a travelway permit be issued to Allen Breck on Dixon Road. Approved.
7. **Ordinance Amendments:**
  - 7A. **Review Order of Importance for New Ordinance Work:** Moved down in the agenda prior to committee concerns.
  - 7B. **Report on Vilas County Response to Zoning Amendments from July 14<sup>th</sup> meeting:** Mr. Wiese stated that Dawn Schmidt and Dave Allman had some concerns about the amendments in that they made St. Germain's Ordinance less restrictive than the County's. They were also concerned about snowmobiles being removed from the travelway requirements. They would like a separate sentence to that effect. The committee wondered if a new public hearing would be necessary to add that sentence. Currently the town ordinance has a 21-day time limit during which the town needs to either issue a permit or deny it. If nothing is done, the applicant could proceed without a permit. The amendments are asking for a 30-day time limit. The county has no time limit. The county already approved the 21-day limit. Now they are questioning extending it to 30 days. The consensus of the committee was to wait to see what the County Corporate Counsel thought about the amendments. If the county does not approve the amendments, Mr. Ritter thought that the town should possibly appeal to the Vilas County Board of Adjustment. The fee is \$550.
8. **Rezoning – Discussion/Action:**

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**8A. Update on Vilas County Rezone of Kelsey Ct. Lots from July 14<sup>th</sup> meeting:** Mr. Wiese reported that the county had approved the rezone of Kelsey Court. Their reasoning was that they had approved the Consoer rezone request, and this one was the same.

**8B. Public Hearing Schedule for TREK, LLP:** Mr. Wiese stated that the public hearing for the TREK, LLP zoning map amendment was scheduled for Thursday, July 21, 2005 at 7:30 P.M. in the Red Brick Schoolhouse.

**9. Subdivision Approval – Discussion/Action:** No discussion.

**10. Conditional Use Request – Discussion/Action:**

**10A. Camp's Supervalu Foods C.U.P. Discussion/Deliberation, and Vote:** Mr. Wiese was concerned about the appearance of the back of the store. He did not want to see all of the pallets, freezers, and equipment that are there now. Section 1.70(4)(a-f) of the St. Germain Zoning Ordinance were reviewed and the committee unanimously agreed that all of the listed conditions were present.

Motion Ritter seconded Janssen that the C.U.P. for Camp's Supervalu Foods be approved with the following condition: In the event that outside storage of waste material and/or equipment should commence in the future, a privacy fence to conceal the outside storage from public view would become mandatory. Approved.

**11. Plat and Survey – Discussion/Action:** No discussion.

**12. Miscellaneous Agenda Items – Discussion/Action:**

**12A. Scott Letter to Committee:** Mr. Wiese reported that he had sent a letter to Roger Scott concerning the building permit violation. He informed Mr. Scott that in the future not applying for a permit would result in a penalty of ten times the permit fee. Mr. Wiese has received no response from Mr. Scott.

**12B. Report on Meeting and Formation of Board of Adjustment:** Mr. Wiese stated that the Board of Adjustment had had its first meeting. Boyd Best was appointed chairman. Other members are Ray Weber, Jim Penkalski, Doug Knapp, and Jim Santefort.

- 1. Kelnhofer Variance Request:** The Board of Appeals will hold a public hearing on Wednesday, August 3, 2005 at 5:00 P.M. concerning a variance request to raze a cottage in Birch Lane Condos Unit #2, and to construct a new building on the same footprint within 63 feet of Little St. Germain Lake.
- 2. Bruce & Mary Weber Variance Request:** The Board of Appeals will also hearing a variance request on August 3, 2005 concerning an attached garage on Lot 37 & Lot 38, in Holiday Estates that is within 5 feet of the side lot line.

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**7A. Update and Review of Accessory Structure Pending Ordinance:** This was moved from earlier in the agenda. Ms. Platner had prepared a list of proposed amendments to the St. Germain Zoning Code that had been adopted on October 10, 2002. Ms. Platner explained the changes to the definitions. The committee decided that Frontage should be changed to Lot Front and that the definition should read: That portion of a lot abutting on a street or waterway is ordinarily regarded as the front of the lot. It was also decided that the county definitions of lot, lot area, lot depth, lot lines, lot through, and lot width were not necessary. Yard would be defined, but all references to yard would be changed to lot in Section 1.29 thru Section 1.33. Section 1.35 and Section 1.36 were left as printed.

### 13. Letters and Communications:

**13A. Viewing Property:** Ms. Platner handed out a newspaper article concerning the viewing of property prior to discussing it at a meeting. If the committee would view the property, it would be a violation of the open meeting law. If each individual member viewed it, there would not be a problem. If the matter were to be discussed at a meeting, it would have to appear on the agenda.

### 14. Committee Concerns:

**14A. Travel Trailer Parked on South Bay Road:** Mr. Ritter stated that there has been a travel trailer parked along South Bay Road for a few weeks. The trailer is barely parked off of the pavement. Mr. Wiese said that he would inform the owner that the trailer would have to be moved off of the road right of way.

**14B. Traffic Light:** The clerk brought up the dangerous condition of the intersection coming out of the post office onto Hwy. 70. The committee thought that the matter would be a town board concern and that it would have to be taken up with the D.O.T. Ms. Platner also stated that the intersection of Old 70 and Hwy. 70 was very dangerous.

**14C. Monthly Zoning Report:** Ms. Janssen asked the Zoning Administrator provide a monthly listing of the permits that had been issued. Mr. Wiese thought that Mr. Ebert had that information on his computer already. He will talk to Mr. Ebert. Mr. Ritter will work on a job description for the Zoning Administrator. Ms. Janssen will make a draft of what she would like to see on the report.

**15. Time and Date of Next Meeting:** The next regular committee meeting will be held on Monday, August 15, 2005 at 5:00 P.M. in the boardroom of the Red Brick Schoolhouse.

**16. Adjournment:** Motion Platner seconded Janssen that the meeting be adjourned. Approved. Meeting adjourned 7:50 P.M.

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Town Clerk

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Chairman

Vice Chairman

Member

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Member

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