

# PLANNING & ZONING COMMITTEE

1

## 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: JANUARY 21, 2008

**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:** Chairman, Todd Wiese, called the meeting to order at 5:00 P.M.
2. **Roll Call -Members Present:** Todd Wiese, Mary Platner, John Vojta, Lee Holthaus, Marion Janssen, Tim Ebert, zoning administrator, and Tom Martens, town clerk. Also in attendance were Chuck Vogel, Boyd Best, and Steve Favorite.
3. **Approve Agenda:** Motion Holthaus seconded Platner that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Vojta seconded Platner that the minutes of the October 30, 2007 and December 17, 2007 meetings be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:** Mr. Ebert noted that the debris at the Howard Beaver property had still not been burned. Mr. Wiese added that at the last town board meeting, Ms. Nimz had asked Mr. Wiese to notify Mr. Ebert when Mr. Beaver was ready to do the burning. Mr. Ebert also handed out the final 2007 zoning permit report.
7. **Ordinance Amendments – Discussion/Action:**
  - 7A. **Sign Ordinance Review and Comparisons (Platner):** Ms. Platner handed out a spreadsheet listing eight sample issues. Ms. Platner thought that there were about thirty issues that needed to be considered. Mr. Vojta suggested that Ms. Platner put a draft of all of her issues together so that the committee could give some feedback. It was also suggested that there be a committee of business people to offer their suggestions. Once the committee members have had a chance to review Ms. Platner's list of issues, there will be a workshop to discuss them.
8. **Re-zonings – Discussion/Action:** There were none.
9. **Conditional Use Request - Discussion/Action:** There were none.
10. **Plat and Survey - Discussion/Action:**
  - 10A. **Barrington Pines Subdivision Final Re-Plat, Sec. 27, T40N, R8E. (Tom Boettcher, Eagle Landmark Surveying, Agent):** Chuck Vogel presented three copies of the Town Re-plat of Barrington Pines Subdivision. The changes that the committee had asked for had been made. However, with the change in lot size, the proposed town road had been shortened by 30 feet. Mr. Boettcher had done some research and discovered that on the counties records, Kelsey Court was already a town road. If that is the case, Mr. Boettcher felt that the town board would have to

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2

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formally vacate that 30-foot portion of Kelsey Court. Mr. Boettcher has added a notation onto the plat stating that the property owner will bring Kelsey Court up to town road specifications. The town clerk will check the town board meeting minutes to see if Kelsey Court had been accepted as a town road. Mr. Wiese will check with Ms. Nimz to see if it is listed on the gas tax map. It was the consensus of the committee that either way, the plat was in order and could be approved.

Motion Holthaus seconded Platner that the Town Re-plat of Barrington Pines Subdivision dated November 7, 2007 be approved as presented. Approved.

**10B. 12 Unit Condominium, Idle Hours Resort final Plat Gov't Lot 4, Sec. 24, T40N R8E. (Steve Favorite, agent, Favorite Surveying, SC):** Boyd Best and Steve Favorite presented copies of the final plat of Idle Hours Resort Condominium. The only change is that Mr. Favorite added a list designating which units are serviced by which of the four wells. He noted that they were shown on the plat, but were hard to find.

Motion Platner seconded Holthaus that the final plat of Idle Hours Resort Condominium dated December 10, 2007 be approved as presented. Approved.

### 11. Miscellaneous Agenda Items – Discussion/Action:

**11A. Disposition of Lakeshore Resort Residential Zoning District Violation - Trznetski (Auto Repair Business, 1493 Hug Road):** Mr. Wiese noted that the certified letter to Mr. Trznetski had been returned without being accepted by Mr. Trznetski. Since a first class letter that had been sent by Mr. Wiese had not been returned, it was the consensus of the committee that Mr. Trznetski was receiving his mail, but was ignoring the certified letter. Therefore, the committee authorized Mr. Wiese to contact the town attorney and have him prepare a letter to Mr. Trznetski and have it served by the Vilas County Sheriff Department, if necessary.

### 12. Letters and Communication:

**12A. Vilas County Corporation Counsel, (proceedings of Burgess/Newby vs. Jackson Case):** The Vilas County Corporate Counsel had notified Mr. Wiese that discussions between the parties had apparently failed. A court trial was scheduled for June 4, 2008 at 8:30 A.M. A pre-trial conference was scheduled for May 16, 2008. That was also the last date for any presentations. The trial will consider the adverse possession claim. Vilas County will not be taking an active part in the trial. The town will not be involved.

### 13. Committee Concerns.

**13A. Mary Platner:** Ms. Platner asked if there was still money in the budget to pay for the typing of the ordinances. Mr. Wiese noted that he had told the town board the approximate cost and that the money would be there.

**13B. Marion Janssen:** Ms. Janssen asked if budgeted money that was left at the end of the year was rolled over into the next year. The clerk said that it was not rolled over.

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**13C. Tim Ebert:** Mr. Ebert asked how the county could approve the plat of Barrington Pines when there was the question of the town road. It seemed to Mr. Ebert that the county was saying that it was all right to take that 30-foot piece of land away from the town without considering what the town's position might be.

**14. Set Time and Date of Next Meeting:** The next regular committee meeting will be held on Monday, February 18, 2008 at 4:00 P.M. in meeting room #4 of the Community Center.

**15. Adjournment:** Motion Platner seconded Holthaus that the meeting be adjourned. Approved. Meeting adjourned 6:35 P.M.

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Town Clerk

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Chairman

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Vice Chairman

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Member

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Member

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Member