

PLANNING & ZONING COMMITTEE

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org.

MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: JUNE 21, 2010

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, John Vojta, called the meeting to order at 4:05 P.M.
2. **Roll Call -Members Present:** John Vojta, Walt Camp, Mary Platner, Marion Janssen (came in at 4:30 pm), Tom Martens, Town Clerk. Mr. Gebhardt and Mr. Ebert were absent. Wally Geist and Stu Foltz were also in attendance.
3. **Approve Agenda:** Motion Camp seconded Platner that the agenda be approved in any order at the discretion of the chairman. Approved.
4. **Approval of Minutes:** Motion Platner seconded Camp that the minutes of the May 17, 2010 committee meeting be approved as written. Approved.
5. **Public Comments:** There were none.
6. **Zoning Administrator Report – Discussion/Action:** Since Mr. Ebert was not in attendance, there was no report.
7. **Miscellaneous Agenda Items – Discussion/Action:**
 - 7A. **Tolley Property - Ebert:** Mr. Vojta stated that Mr. Tolley is bringing another structure to attach to his original structure to bring it up to the town size requirements.
 - 7B. **8061 Juve Road Property:** Mr. Vojta stated that the Reynolds property had been turned over to Vilas County. There is no sanitary permit on file.
8. **Re-zonings – Discussion/Action:** There were none.
9. **Conditional Use Request - Discussion/Action:** There were none.
10. **Plat and Survey - Discussion/Action:**
 - 10A. **Bayview Condo Assoc.:** Surveyor, Stu Foltz, was present to present the plat of Bayview Resort Condominium (a resort conversion condominium). He turned a check for \$350 over to the town. Mr. Foltz noted that the garages had been renamed garage/storage on the new version of the plat. The committee questioned the existing septic drain field for unit #6 which encroaches onto the neighboring property. Mr. Foltz stated that an easement was not necessary. When the system fails, it will be moved to an alternate site on the property. Corners of unit #5 and #6 are on the property line. The current property owners can't try to purchase land from the neighbors, but the condo association can. Mr. Foltz will label Sunset Shores Lane as a private road. Mr. Vojta read the letter from Mr. Foltz asking to make his presentation at this meeting. Motion Camp seconded Platner to accept the plat for Bayview Resort Condominium (a resort conversion condominium) with the private road correction. Approved.
11. **Ordinance Amendments – Discussion Only:**
 - 11A. **Review Chapters 1-10 Ordinance Book Re-write (Platner):** Mr. Vojta stated that he thought page 9, Chapter 1, sec. 5, setbacks in commercial districts needed to be looked at. It states that the setbacks for commercial property along Hwy. 70 and Hwy. 155 are the lesser of 100' and the existing footprint. He also thought that page 10; sec. 1.17, accessory structures can be a maximum of 1500 sq. ft. should be changed. Mr. Camp suggested that either "residential" or "dwelling" should be added.

Mr. Vojta also thought that the wording for Home Occupations on page 5 & 6 needed to be cleaned up. Ms. Janssen added that there were a lot of spelling errors.

Ms. Janssen noted that she did not issue cat licenses. The fees for dog licenses are \$3 and \$8. Chapter 11 needs to be corrected. Ms. Platner thought that Chapter 11 either wasn't necessary or

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could be greatly changed since Vilas County also has a dog ordinance. Ms. Platner will get copies of the Vilas County and State dog ordinances for Ms. Janssen.

11B. Blight Ordinance (Marion J.): Ms. Janssen said that she had nothing to report.

12. Letters and Communication: There were none.

13. Committee Concerns:

13A. John Vojta: Mr. Vojta noted that the town attorney had informed him that a public hearing will be necessary to make the setback changes that were discussed at the last meeting. He will have the town board schedule a date for the hearing.

14. Set Time and Date of Next Meeting: The next regular monthly Planning & Zoning Committee meeting will be held on Monday, July 19, 2010 at 4:05 P.M. in meeting room #4 of the Community Center.

15. Adjournment: Motion Camp seconded Janssen that the meeting be adjourned. Approved. Meeting adjourned 5:05 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member