

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: DECEMBER 6, 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, Tim Gebhardt, Tim Nampel, Walt Camp, Tim Ebert, zoning administrator, Tom Martens, town clerk. Marion Janssen came in at 4:36 P.M. Tom Christensen was also present.
4. **Approve Agenda:** Motion Camp seconded Gebhardt that the agenda be approved in any order at the discretion of the chairman. Approved.
5. **Approval of Minutes:** Mr. Vojta noted that the October 25, 2010 meeting had been cancelled. The minutes of the August 16, 2010 meeting would be approved at the January 2011 meeting.
6. **Public Comments:** There were none.
7. **Miscellaneous Agenda Items – Discussion/Action:**
 - 7A. **Review Sign Application:** Tom Christensen had prepared a sign inventory application. He had emailed it to the committee members. The application has information for the message owner, the sign owner and the property owner. Mr. Christensen thought that the information should be filed with the other town documents. He also thought that whomever does the sign inventory each year will have to check to see if the information on the application is current. The town board has not determined the application fee. Town Treasurer, Marion Janssen, said that she would send out the application notices each year. Motion Gebhardt seconded Nampel that the application be approved and sent on the town board for approval. Approved.
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 – Charles Vogel:** Mr. Vogel would like the plat of Barrington Pines to go back to the 9-lot subdivision as it was originally platted when he purchased the property. The problem is that the lots on the east side of the roadway are zoned in the downtown business district. The current ordinance requires that residential lots in that district are 1.5 acres. The lots on the west side of the roadway are zoned in the lakeshore resort/residential district and also require 1.5 acres for a residence. Mr. Gebhardt thought that if the plat had been recorded prior to the adoption of the town ordinance the lots should be buildable. But, if the plat were recorded after adoption of the town ordinance, the lots would not be buildable. The matter will be tabled until the next meeting so that the committee can check on the dates.
 - 10B. **Eagle Woods – Chuck Vogel:** Mr. Vojta stated that he had never signed the plat for Eagle Woods subdivision. When Mr. Vogel presented the plat, Mr. Vojta noticed that one of the roads was on the neighbor's property. Vilas County has already approved the plat. Mr. Vojta read an easement that has been signed by Charles & Mary Vogel, William W. Lange, and Richard & Louise Hertzler, all of the property owners involved. The easement states that the easement can be assigned to each of the six lots in the subdivision. The road must be maintained, but changes cannot be made to the road without the consent of the property owners. Four of the lots are lake lots. The other two are off-water lots. Motion Camp seconded Nampel that the plat of Eagle Woods Subdivision be approved. Approved. Mr. Vojta signed the plat.
11. **Ordinance Amendments – Discussion Only:**
 - 11A. **Ordinance Book Re-Write (Platner):** Mr. Martens stated that Ms. Platner is having someone at the courthouse re-format the ordinance book. She was not happy with the present format. Ms. Platner & Mr. Martens will meet sometime in January to make sure that all of the ordinances are in the book.

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12. Letters and Communication:

12A. Sign Ordinance Update: Mr. Vojta stated that he had sent a clean copy of the sign ordinance to Vilas County Zoning. They will review the ordinance at their committee meeting on January 6, 2011. It will then be forwarded to the Vilas County board for final approval.

13. Committee Concerns: There were none.

14. Set Time and Date of Next Meeting: The next regular monthly Planning & Zoning Committee meeting will be held on Monday, January 24, 2011 at 4:05 P.M. in meeting room #4 of the Community Center.

15. Adjournment: Motion Camp that the meeting be adjourned. Approved. Meeting adjourned 4:58 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member