

# 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: APRIL 2, 2012

**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, William Bates, called the meeting to order at 5:00 p.m.
- 2. Roll Call -Members Present:** William Bates, John Vojta, Tim Gebhardt, Tim Ebert, zoning administrator, Tom Martens, town clerk. Marion Janssen and Tim Nampel were absent. There were four other people in attendance.
- 3. Approve Agenda:** Motion Vojta seconded Gebhardt that the agenda be approved in any order at the discretion of the chairman. Approved.

- 4. Approval of Minutes:** Approval of the minutes was waived until the next meeting.

**5. Discussion/Action Items:**

**5A. Approval of Building Permits:** Motion Vojta seconded Gebhardt that the 1<sup>st</sup> Qt. 2012 building permit report from the Zoning Administrator be approved as presented. Approved.

**5B. Jackson Lane Proposal:** Mr. Bates noted that he had received a request to abandon 150' near the end of Jackson Lane. The proposal called for a Cul-de-Sac to be surfaced with gravel. Tom Boettcher handed out a sketch of the property involved. Rothings are proposing to purchase a 600' x 400' parcel from Ken Jackson. Mr. Vavrik would then purchase a 100' x 300' parcel on which he would build a new garage. Mr. Ebert stated that a Cul-de-Sac would help out with snowplowing, as there isn't a good place for the plow truck to turn around. Several questions came up. The town ordinance requires that a road needs to be brought up to town specifications in order to be accepted as a town road. The Cul-de-Sac would have to be at least 75' in diameter. It probably would work out better if the Cul-de-Sac were at the end of the road instead of 150' from the end. The town would have to abandon the last 150' of the road if the Cul-de-Sac were not at the end. One of the property owners would have to pay for bringing the Cul-de-Sac up to town specifications. Is a public hearing necessary? Once the Cul-de-Sac is taken out, will there be enough room to build a garage? Can the two pieces of property be listed as one parcel even with the town road running between them? Should the town own the Cul-de-Sac or should there be an easement? Mr. Boettcher will go back to the property owners to see if they are willing to pay for the work. If they are willing to pay, Mr. Bates will contact the town's attorney.

**5C. Park City Letter:** Mr. Bates received a request from Park City Credit Union asking for a "rebuild" letter for the home at 7765 Juve Road. They were concerned because it is listed as being in the General Business District under Vilas County Zoning. It is in the Rural Residential district under the town's zoning. Mr. Bates will write to Park City stating that the town would not have any problem with the "rebuild" of the home.

- 6. Discuss Future Ordinances (No Action will be Taken):** Mr. Bates stated that he had a boilerplate form for a nuisance ordinance. Mr. Vojta stated that he would like to see proof that our day in Vilas County Court has really been set up with the judge. There have been nothing documented concerning attorney fees or court costs. Mr. Gebhardt thought that it could become quite expensive and that there should be some money set aside to cover the expenses. Mr. Bates thought that an ordinance shouldn't be written without having money in the budget for it. Mr. Bates would also like to see a proposal from the judge. He also thought that this could be something to put into next year's budget. The committee also thought that this would need board approval and possibly a public hearing.

Mr. Bates also stated that when the board was talking about an ordinance for motorized vehicles on the bike trail that he was mainly concerned about the bridge and boardwalk being ruined.

Mr. Ebert added that there was no minimum for the commercial fees under the new fee schedule.

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7. **Adjournment:** Motion Vojta seconded Gebhardt that the meeting be adjourned. Approved.  
Meeting adjourned 5:45 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