

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: JULY 30, 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, Marv Anderson, called the meeting to order at 5:07 p.m.
- 2. Roll Call -Members Present:** Marv Anderson, Fred Radtke, Mary Platner, Tom Martens, town clerk, Tim Ebert, zoning administrator. Town chairman Mike Weber from Eagle Landmark Surveying was also present.
- 3. Approve Agenda:** Motion Platner seconded Radtke that the agenda be approved in any order at the discretion of the chairman. Approved.
- 4. Approval of the Minutes:** The committee approved the minutes of the July 9, 2012 planning and zoning committee meeting as presented.

5. Discussion/Action Items:

5A. Zoning Administrator Report: Mr. Ebert has five items to report: (1) The cost of 500-3-page zoning application forms from Hahn Printing in Eagle River was \$206 for black and \$241 for black with some items that Mr. Ebert thought should be highlighted in red. Mr. Ebert will check for a quote from Copy Cat in Minocqua and Mr. Anderson will check with a printing firm in Wausau. (2) Mr. Ebert presented a map showing that a proposed condo would actually be in the Town of Cloverland. (3) Mr. Ebert explained that there has been an offer to purchase the old Pioneer Tool Property. The property is zoning community highway business. The property on the other side of Hiawatha Circle is zoned residential. Mr. Ebert asked if it would be necessary to leave a buffer since the property abuts a town road. Sec. 1.35 of the zoning ordinance states that there should be a buffer if a business district abuts a residential district, but it doesn't say anything if there is a town road in between. It was the consensus of the committee that a buffer wouldn't be necessary. Mr. Ebert stated that the prospective buyer intended to leave the trees. (4) Mr. Ebert talked with the zoning administrator in Lac du Flambeau concerning building a garage without a home. Lac du Flambeau would allow the garage if the property was one parcel with a road through it, or if both portions of the lot were joined with no chance of ever being separated again. In Lac du Flambeau, a garage cannot be built on a vacant lot. In St. Germain garages can be built on vacant lots. (5) It was a consensus of the committee that setbacks on town roads should be measured from the survey markers and not from the center of the road since sometimes, the center of the blacktop is not the center of the right of way. It was suggested that the setback should be 50' from the survey marker. For a 50' right of way, that could mean 75' from the center of the blacktop and for a 66' right of way, it could mean 83' from the center of the blacktop depending on whether or not the center of the blacktop was the center of the road.

5B. Jackson Road/Property Request: Mike Weber from Eagle Landmark Surveying was once again present to discuss a request on Jackson Lane. The request is for the town to abandon the end of Jackson from the Vavrik's eastern lot line to the end of the road. There would be an easement for the town of approximately 33' x 103' for the town plow to turn around. Since the blacktop is only two or three years old, the committee agreed that there should be some compensation to the town. Mr. Ebert and Mr. Martens will try to find what the original bill was from Pitlik & Wick. Mr. Ebert stated that the property owners would have to put some type of hard surface on the turn around area. The committee also will need to know where the Vavrik's intend to build their garage. Neither the garage nor the entrance to the garage will be able to interfere with the turn around area. Mr. Ebert and Mike VanMeter will go over to view the area to make sure that the easement and turn around area are large enough for the town plow. Once everything is settled, the abandonment will have to be published for two weeks and there will have to be a public hearing. The property owners within 300' of the area will all have to be notified by certified mail. There will be a special committee meeting on Thursday, August 9, 2012 at 5:00 P.M. in meeting room #4 of the community center to discuss the Jackson Lane issue.

5C. Building Road Setbacks: The setbacks were discussed under the zoning administrator's report.

PLANNING & ZONING COMMITTEE

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

5D. Nuisance/Blight Ordinance Draft: The committee decided to discuss the nuisance/blight ordinance draft at the special meeting on August 9th. Ms. Platner asked that the committee discuss the definition of equipment. In the Vilas County ordinance, heavy equipment is defined as being greater or equal to 8 tons. Ms. Platner also thought that compression brakes, lighting and pornography should be discussed.

6. Set Time and Date for Next Meeting: The next planning & zoning committee meeting will be held on Thursday, August 9, 2012 at 5:00 P.M. in meeting room #4 of the community center.

7. Adjournment: Motion Radtke seconded Platner that the meeting be adjourned. Approved. Meeting adjourned 6:37 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member