

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 4, 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 6:00 p.m.
- 2. Roll Call -Members Present:** Marv Anderson, Mary Platner, Fred Radtke, David Mollen, Gerald Hensen, Tim Ebert Zoning Administrator, Tom Martens Town Clerk. John Eron was also in attendance.
- 3. Approve Agenda:** Motion Radtke seconded Hensen that the agenda be approved in any order at the discretion of the chairman. Approved.
- 4. Approval of the Minutes:** Hearing no objections, Mr. Anderson declared that the minutes of the November 19, 2012 planning and zoning committee meeting are approved as presented.
- 5. Zoning Administrator's Report:** Mr. Ebert noted that he has issued 11 permits so far during the fourth quarter. Roger Pludeman, the logger at the Green property on Hwy. 155, will be coming in for a travelway permit. Mr. Ebert also noted that he had found a travelway permit that had been issued to Robert Sladak in 2004 for the road on Elmer Koegler's property. When Juve Road was raised a few years ago, Pitlik and Wick didn't raise the entrance to the driveway on Mr. Koegler's property. At the last P & Z meeting, the committee decided that Mr. Koegler would owe a fine for putting in the driveway without a permit. Since the permit was found, there will be no fine. Mr. Ebert has also talked to Jason, the owner of the property on Hwy. 155 with the pile of stumps. Jason was told by the DNR that he could not burn any more than a 15' x 15' pile at a time. Jason is going to look into getting a contractor to either haul or bury the stumps. Mr. Anderson asked Mr. Ebert to check with Jason again in February to see what progress he has made. Mr. Ebert also stated that the lot in Holiday Estates that he thought was zoned downtown business is actually zoned multi-family. The coloring on Mr. Ebert's map has faded. The slab for the garage is 7' from one side and 10' from the other side of the lot. Mr. Ebert also asked for applications for home occupations.
- 6. Discussion with Residents about Property and Permitting:** Mr. Anderson asked John Eron, who is renting at 7791 Hiawatha Circle, to explain to the committee just what he did. Mr. Eron explained that he sold used snowmobile parts on E-Bay. He also disassembled snowmobiles and sold the metal for scrap. Mr. Anderson stated that there have been complaints about all of the snowmobiles and trailers sitting around in the yard. Mr. Eron also stated that he doesn't have time to get everything done in one day, but that he has been working cleaning up. He now has a high-sided trailer that, once filled, he will take to the salvage yard. Mr. Mollen noted that section f of the definition of home occupation in the town ordinance states that if there are no employees and if there are not people coming to the property to purchase anything, that it is not a home occupation. Since it is not a home occupation, Mr. Eron does not have to get any kind of permit. If his landlord would allow it, Mr. Eron could put up a fence to hide the snowmobiles and trailers. The committee asked Mr. Eron to keep the property as neat as possible.

Mr. Martens asked the status of the petition that he had presented to the committee at the September 13, 2012 meeting. At the October 15, 2012 P & Z meeting the committee was supposedly going to ask the Bo-Boen Snowmobile Club to use Sixteen Road rather than Mr. Koscielniak's private property and also was to recommend to the town board that they look into making snowmobile trails a conditional use in all of the zoning districts in St. Germain. Mr. Anderson stated that he had talked to the town chairman, but that the chairman had not put the issues on the agenda of a town board meeting. Mr. Radtke stated that he thought that the town chairman was waiting until after the pending litigation to do anything about the trail. Mr. Martens stated that the pending litigation had nothing to do with the snowmobile trail on Mr. Koscielniak's private land. Ms. Platner thought that

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the P & Z Committee had the authority to make ordinance amendments without being asked by the town board. She also thought that the committee could call a public hearing and then present its findings to the town board. Mr. Anderson thought that perhaps Mr. Camp should be invited to the next committee meeting to discuss the questions.

7. **Ordinance Approval Recording:** Due to the late hour, there was no discussion.

8. **Nuisance/Blight Ordinance Work:** Due to the late hour, there was no discussion.

9. **Comments from other present:** There were none.

10. **Set Time and Date for Next Meeting:** The next planning & zoning committee meeting will be held on Monday, January 7, 2013 at 6:00 P.M. in meeting room #4 of the Community Center. The following two meetings will be held on Tuesday, February 5, 2013 and Tuesday, March 5, 2013.

11. **Adjournment:** The meeting was adjourned at 7:56 P.M.

Town Clerk

Chairman

Vice Chairman

Member

Member

Member