

# 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: JANUARY 7, 2013

**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. There were also 14 other people in attendance.
- 3. Approval of the Minutes:** Hearing no objections, Mr. Anderson declared that the minutes of the December 4, 2012 planning and zoning committee meeting are approved as presented.
- 4. Zoning Administrator's Report:** Mr. Ebert noted that he has issued 62 permits for 2012 compared to 82 in 2011. He stated that he hasn't denied any permits. Mr. Ebert also noted that the logger for the Green property on Hwy. 155 had paid the permit fee for a travelway permit. Mr. Ebert also stated that the public works committee didn't have any problems with a proposed driveway on Halberstadt Road. The problem with assigning fire numbers has been resolved, but there are still some that need to be changed. Mr. Anderson added that he had received a signed deed from Jim Wendt for Star Lane. It was the consensus of the committee that the town not accept the deed until after the crack filling had been done next spring.
- 6. Review Submitted Proposals for Town Building Inspector Duties:** Mr. Anderson asked Richard Clem from RC Inspections to give a short presentation. Mr. Clem and his son work out of Winchester. He runs a fulltime service and is fully insured. He has a website from which people can download application forms. He would hold office hours, if necessary. Mr. Clem has been doing home inspections since 2005. He has started to do footing inspections and will soon be able to do electrical inspections for commercial buildings. Mr. Hensen asked how Mr. Clem would inspect a mobile home. Mr. Clem said that it would depend on the town ordinances, but otherwise, he would only inspect the foundation. Mr. Clem's fees would be the same as Darin Pagel's. There would be no cost to the town. There would be a written contract, but either party could open the contract with a 60 day notice. Ms. Platner asked if he inspected chimneys. Mr. Clem stated that he inspects how they were put together. Usually, if a chimney has been built by a contractor, it has been done correctly. The town would receive the occupancy bond. Mr. Clem would give a report to the town clerk or whomever the town designated at the end of each month.

Mr. Anderson asked Greg Baas from Baas Inspections to also give a presentation. Mr. Baas has been inspecting since 1995. He also has a website and will issue permits on site. Mr. Baas is certified in lead and asbestos inspections and would offer the town free inspections of town buildings. He can also do mold and energy star inspections. Mr. Baas is a manager for Waldmann Construction, but noted that if he were to inspect a Waldmann project, he would hire another inspector to come in. Mr. Baas has been called as a witness for one case, but otherwise has never had any problems. He wouldn't have office hours, but is always available. He would have a written contract. Usually it would automatically renew each year, but he also could make it an annual contract. Mr. Baas would send a report after each inspection. Mr. Mollen asked fee changes. Mr. Baas said that he hasn't changed fees in five years. There was a question about having multiple inspectors. Mr. Ebert said that he didn't think that would be a good idea.

- 7. Recommendations to the Town Board:** Motion Platner seconded Mollen that the committee recommend that the town board enter into an annual contract with Greg Baas Inspection Agency for

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the UDC Inspector for the Town of St. Germain. By a show of hands. Motion carried. Mr. Radtke voted against.

- 8. October 15, 2012 Zoning Committee Recommendations:** Mr. Anderson read portions of the minutes of the October 15, 2012 planning & zoning committee meeting. One of the recommendations from October 15<sup>th</sup> was to recommend to the town board that within 30 days the board look into requiring a conditional use permit for a snowmobile trail in all of the town zoning districts. Mr. Radtke thought that it wouldn't be a good idea to require a permit in all districts. He said that some districts like parks and recreation would be perfect fits for a snowmobile trail. Ms. Platner stated that she thought that a conditional use permit should be required for a snowmobile trail in any of the residential districts. Mr. Mollen agreed. Ms. Platner suggested that the town check with neighboring towns to see what, if anything, they require for a snowmobile trail. Mr. Anderson stated that rather than doing anything at this time, he thought that the town board should work more diligently with the Bo-Boen Snowmobile Club. He also thought that when a trail is proposed, that the adjacent property owners should be considered.
- 9. Comments from Others Present:** Gary Shambo thought that if the committee was seriously considering permits for snowmobile trails that they should also look at permits for golf carts, go carts, etc. Brian Sherren stated that snowmobiles were left out of the town zoning ordinance because the board didn't want to deter businesses. Todd Wiese stated that with the lack of snow, the snowmobiling program has fallen already. He thought that it would fall even more if permits were required. Ed Siergiej said that he was appalled that the committee would even consider a permit. He thought that the club would not be able to afford the cost of a conditional use permit every time that it wanted to make a new trail.
- 10. Nuisance/Blight Ordinance Draft:** Ms. Platner stated that she had not had a chance to look up Wis. Stat. 175.25. Mr. Anderson reminded the committee that sections 12, 13 & 14 were alright as written. Mr. Anderson and Ms. Platner will come with a draft with all of the changes that have been suggested. Mr. Anderson will also ask the town board for the money to pay for the typing of the draft.
- 11. Set Time and Date for Next Meeting:** The next planning & zoning committee meeting will be held on Tuesday, February 5, 2013 at 6:00 P.M. in meeting room #5 of the Community Center. The next meeting will be held on Tuesday, March 5, 2013.
- 12. Adjournment:** The meeting was adjourned at 8:20 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