

# TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

[www.townofstgermain.org](http://www.townofstgermain.org)

## MINUTES PLANNING & ZONING COMMITTEE: JULY 23, 2013

**1. Call To Order:** The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law. Meeting called to order by Chairman Marv Anderson at 6:00 P.M.

**2. Roll Call:** Marv Anderson, Gerald Hensen, Mary Platner, Tim Ebert, zoning administrator, Tom Martens, town clerk. David Mollen was absent. Tom Christensen came in at 6:30 p.m.

**3. Approval of Agenda:** Motion Hensen seconded Platner that the agenda be approved in any order at the discretion of the chair. Approved.

**4. Approval of Minutes:** Hearing no objections or corrections, Mr. Anderson stated that the minutes of the June 5, 2013 planning & zoning committee are approved as written.

### **5. Discussion Items:**

**A. Zoning Administrator Report:** Mr. Ebert reported that there have been 17 permits so far for 2013. Seven of them are for new homes. That is fewer permits than in 2012, but the value is around \$200,000 more than in 2012. Mr. Ebert had given the property owner on Hwy.155 with the stump piles thirty days to start getting them cleaned up. As of today, nothing has been done. Mr. Anderson will send the owner a certified letter stating that the property needs to be cleaned up as soon as possible. Mr. Anderson will also offer to open the yard waste facility. Boyd Best has scheduled two variance hearings for July 25, 2013. Mr. Ebert also noted that he had received another complaint from Mike Linnehan on Bear Run. Mr. Anderson and Mr. Ebert will set a time to visit both Mr. Linnehan's property and the neighbors'. Mr. Anderson noted that Vilas County has followed up on both the South Bay Road and Hiawatha Circle properties. Mr. Anderson will let the committee know at the next meeting what takes place. There is also a new deck at the Hiawatha Circle property. It was built without a permit.

**B. Building Setbacks:** Ms. Platner read the setback amendments that were approved at the May 17, 2010 committee meeting. They were never forwarded to the town board for approval.

(1) The lot must be smaller than 1.5 acres. (2) The lot must have a conforming dwelling on it at the time a garage or accessory structure permit is applied for. (3) The garage or accessory structure dimensions must be less than 720 sq. ft. (4) The garage or accessory structure must be a detached structure. Mr. Christensen thought that "or non-conforming" should be added to item #2 since not all dwellings on small lots are conforming. Mr. Ebert also asked that a fifth item be included for a vacant lot where the owner would like to only build a garage. The consensus of the committee was that both the back and side setback requirements should be 15 feet, the maximum size should be 660 square feet, and the maximum height should be 15 feet.

The committee also talked about the building setback from a town road. The consensus of the committee was that the setback should be 50 feet from the surveyed lot line rather than 75 feet from the center of the roadway since some roadways are not in the center of the right of way. The committee also recommended that the word "public" should be removed from section 1.15(2) of the town zoning ordinance.

The committee also recommended that if someone applied for a permit for a home with an attached garage on a lot that is less than 1.5 acres that the 15 foot side and rear lot setbacks should apply. Mr. Anderson will make the recommendations to the town board.

**C. Nuisance Ordinance Drafts:** Mr. Anderson stated that it had gotten too late to start discussing the nuisance ordinance. Mr. Anderson asked that the committee members read the nine page draft that Ms. Platner had sent to see if it was OK. Mr. Anderson added that it was time to send a draft to the town board. Mr. Christensen thought that since the main concern was the outdoor storage problem, maybe nothing else needed to be addressed in the ordinance.

**6. Concerns:** Mr. Hensen asked about the fees that were discussed at the June 5, 2013 meeting. The committee wasn't sure about the fees for a new subdivision. Mr. Ebert stated that the fee

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was \$200 for the first three lots, plus \$50 for each additional lot. Mr. Anderson will let Eagle Landmark Surveying know that the fee for the new subdivision on Hwy. 155 will be \$400.

Mr. Martens asked that an item concerning conditional use permits for snowmobile trails be placed on the agenda for the next meeting.

**7. Set Time and Date for Next Meeting:** The next planning & zoning committee meeting will be held on Thursday, August 1, 2013 at 6:00 P.M. in meeting room #5 of the community center.

**8. Adjournment:** The meeting was adjourned at 7:55 P.M.

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Town Clerk

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Chairman

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Member

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Member

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Member

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Member