

TOWN OF ST. GERMAIN
P.O. BOX 7
ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

Minutes, Zoning Committee
March 01, 2017

1. **Call to Order:** Meeting was called to order by Chairman Ritter at 5:30pm.
2. **Roll Call:** Present: Ted Ritter, Marion Janssen, Gerry Hensen, Jim Swenson, Timm Faesi, Tim Ebert.
Also present: Wally Geist, Oscar Yanke, Jim Lundberg
3. **Approve minutes of January 04, 2017 meeting:** Motion by Faesi, second by Janssen. Motion passed by unanimous voice vote.
4. **Discussion with Oscar Yanke concerning plans for his unoccupied mobile home:**
Mr. Yanke explained his desire to move the mobile home from its current location at his residence to a nearby vacant lot, also owned by Mr. Yanke, where extensive interior and exterior remodeling will be completed before occupancy of the home will be resumed. Ritter explained the requirement by WI Statutes that a certified building inspector issue an occupancy permit before the dwelling can be occupied. Ritter also encouraged Mr. Yanke to consult with the Building Inspector prior to beginning remodeling to avoid unexpected mandates later. Mr. Yanke promised to contact Baas Inspection Agency and follow the inspector's requirements and to also obtain an occupancy permit prior to allowing the home to be used as a dwelling. Mr. Yanke had previously informed the Committee that he would perform the remodeling while the mobile home was still at his residence. The Committee had informed Mr. Yanke that a Zoning Permit would not be issued to locate the home elsewhere until an occupancy permit had been obtained. Mr. Yanke's plans had since changed and he wanted to move the mobile home to its intended new location before doing the remodeling. After consulting with the Committee and Zoning Administrator, Ebert, Ritter informed Mr. Yanke that the Zoning Administrator would approve a Zoning Permit to relocate the home with the understanding that the Town would revoke the Zoning Permit if Mr. Yanke allowed the home to become occupied without having

first provided the Town with a properly obtained Occupancy Permit. Mr. Yanke assured the Committee he has no intention of not complying fully with the WI Uniform Dwelling Code requirements. The Committee wished Mr. Yanke well with his project.

5. **Review plans for a Dollar General Store to be placed on Hwy 70E between Elbert Road and Prime Cut Hairdressing:** Jim Lundberg of Point of Beginning, Inc. was present as a representative of the Engineering Firm representing the un-named builder. The Committee reviewed the extensive project plans and asked questions about the required buffer, access from Highway 70, storm water management, fire department access and other issues. When all committee questions had been satisfied, Zoning Administrator, Ebert, advised he saw no reason not to permit the project. Motion by Swenson, second by Henson, for Ebert to approve the Zoning Permit when submitted by the contractor, assuming all remained in order. Motion passed by unanimous voice vote.

6. **Status of Zoning Ordinance Review:** Ritter reported he had recently received the results of the Vilas County Zoning Administrator's review of the draft Chapter 1, Zoning Ordinance. The committee agreed to meet at 3:00pm, Thursday, March 9 to review the comments received from the County.

7. **Adjournment:** Motion by Hensen at 6:30pm to adjourn.

Minutes prepared by Ted Ritter