

TOWN OF ST. GERMAIN
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Minutes, Zoning Committee
January 23, 2019

1. Call to order: Acting Chairman Brian Cooper called the meeting to order at 5:30 P.M.

2. Roll call, establish a quorum:

Committee members present: Cooper, Henson, Janssen, Strom

Committee member absent: Ritter

Committee member present in the audience, but not as a committee member: Ebert

Also present: Al Moustakis, Glenn Schiffman, Charles De Smidt

3. Consider re-zone application submitted by CornerStone Custom Builders and decide on recommendation to make to Town Board:

Cooper asked if everyone had received the email regarding the Cornerstone rezone application. All members had.

Cooper stated the purpose of this meeting is *not* to approve or disapprove this rezone, it is to decide on a recommendation and to refer it to the Town Board. Cooper then asked for input from the committee.

Janssen stated she was against spot zoning, but had thought that the town had done that before. She could not recall specific examples, other than a rezone of Northwoods Storage parcel.

Also presented was an email from the De Smidt's, property owners on Sunrise Ln., north of the Post Office, stating they purchased the property 30 years ago when it was zoned "general business". They feel the current zoning, which affects a portion of their properties, detracts from the value and would like to have them rezoned back to a commercial type zoning.

Hensen stated the properties are on a residential type street, not on a highway. He asked what the original intent was for the 50' strip of land? Cooper reminded him of a letter from a previous meeting stating the 50' strip was designed to be an access alley for future businesses.

Strom felt that a rezone recommendation for the 9 lots in question should be forwarded to the Town Board and that a rezone application should have been done in the first place.

Cooper read a definition of Spot Zoning, from the League of Wisconsin Municipalities; "Spot Zoning is when a zoning ordinance is amended to zone a relatively small area for uses significantly different

from those allowed in the surrounding area to favor the owner of a “*particular piece of property*”, and this is what we’d be doing if we did what the applicant is asking.

Cooper presented an idea to recommend to the Town Board, that the lots on Sunrise Ln. from Christmas Tree Ln. up to the current Community Highway Business district be rezoned to Community Highway Business. The Housing Authority would not be affected as multi-family is a permitted use in Community Highway Business, and the De Smidt’s seem to want their property rezoned. Mr. Cooper asked for comments.

Janssen felt Cooper’s recommendation should be looked at by the Town Board.

Cooper asked if everyone received Ritter’s email containing his thoughts on the matter. All members had and agreed that Ritter would not approve recommending a rezone to the Town Board.

Cooper asked again for Committee member comments. All agreed that a rezone to Community Highway Business from Christmas Tree Ln. to the current Community Highway Business district along Sunrise Ln. should be sent to the Town Board for a recommended rezone.

Motion by Strom, second by Janssen to recommend to the Town Board, as laid out by Cooper, to rezone to Community Highway Business from Christmas Tree Ln. to the current Community Highway Business district, along Sunrise Ln., to include the 50’ strip. Motion passed 4-0 by unanimous roll call vote.

4. Adjourn: Meeting was adjourned by Acting Chairman Cooper at 5:55pm

Minutes prepared by Chairman Ritter from draft by Acting Chairman Cooper