

TOWN OF ST. GERMAIN  
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Minutes, Zoning Committee  
April 11, 2019

1. **Call to order:** Chairman Ritter called meeting to order at 6:30pm
  
2. **Roll call, establish a quorum:**  
Committee members present: Cooper, Hensen, Janssen, Ritter  
Committee members absent: Strom, Ebert  
Also present: Tom Schepp, John Vojta, Tim & Pam Gebhardt
  
3. **Convene public hearing for Conditional Use Application by Thomas Schepp, d.b.a. Select Storage 51 LLC, for construction of self-storage rental units on land parcels 24-1321 & 24-1328 in the Community & Highway Business zoning district on Highway 155:**
  - a. Hearing was convened by Ritter at 6:32pm
  - b. Ritter explained the public notification steps that had been taken regarding the hearing (posted and published notices, letters to owners of properties in close proximity to the proposed project)
  - c. Ritter asked committee members if anyone had received any written comments in response to the public notices, none had.
  - d. Ritter read a letter submitted by Mr. and Mrs. Hanson expressing their objections to the proposed project.
  - e. Ritter asked for public comments from the audience:
    - i. Mr. Vojta stated the Committee was not conducting this matter in accordance with its own zoning ordinance. He began asking questions about the need to rezone the parcels and how the Committee intended to justify "spot-zoning". Ritter responded that the Committee would not respond to his questions or remarks during the public hearing portion of the meeting but would discuss his comments later in the meeting after the public hearing had been adjourned and that he could continue with any comments he wished to make during the public hearing. Mr. Vojta alleged that the town zoning ordinance prohibits constructing buildings across a lot line dividing two parcels, that side lot setback provisions of the ordinance must be adhered to and wondered why the Committee was considering a CUP to allow that. Mr. Vojta also stated that he had not seen any notice for a public hearing pertaining to the parcels being re-

zoned. Mr. Gebhard added that neither had he been made aware of any public hearing. Ritter responded with assurance that all statutory requirements for advance notice of such a public hearing had been adhered to and that he had no idea why Mr. Vojta or Mr. Gebhardt had not received the that that had been sent to them on March 27, 2019.

- ii. Mr. and Mrs. Gebhardt asked if they could see the site plan that had been submitted by the applicant. Ritter invited them to the front of the room to review the site plan details and to then ask the applicant questions about the plan. After a brief Q&A exchange between the Gebhardts and the applicant, Mr. and Mrs. Gebhardt expressed their opinion regarding the proposed colors of the atorage buildings and rerquested that the applicant be required to build a fence blocking the view of the garages from their property.
4. **Adjourn public hearing:** Ritter asked if there were any more public comments to be made. There being none, Ritter adjourned the public hearing portion of the meeting at 6:43pm.
  5. **Deliberate disposition of CUP application:** Ritter began to explain how this portion of the meeting would be conducted but was immediately interrupted by Janssen with a motion to table deliberations of the CUP application until after the Town Board ruled on the proposal to amend the zoning map to make the two parcels in question fully within the Community and Highway Business zoning district. Motion seconded by Cooper. Motion passed by a vote of 4 to 1 with Ritter casting the nay vote.
  6. **Review proposed Zoning Administrator “Statement of Compensation Due for Permits Issued”:** With Ebert being absent, motion Ritter, second Cooper to table until a future meeting. Motion passed by unanimous voice vote.
  7. **Adjourn:** There being no other business on the agenda to consider, Ritter declared the meeting adjourned at 6:46pm.

Minutes prepared by Chairman Ritter