

**TOWN OF ST. GEMAIN
P. O. BOX 7
ST. GERMAIN, WI 54558**

Minutes, Zoning Committee – April 22, 2020

1. **Call to order:** Meeting called to order by Ritter at 5:30pm
2. **Roll call, establish a quorum:** Members present – Cooper, Schell, Ritter Strom, Ebert
Absent – Hensen
Also present – Greg Maines, Maines & Associates
3. **Approve minutes of March 04, 2020 meeting:** Motion Schell, second Strom to approve minutes as presented. Motion passed by unanimous voice vote.
4. **Public comments:** There were none.
5. **Review and approve Cedaroma Condominium plat map revision to create additional garages space:** Greg Maines provided the background for this map amendment and answered committee questions. Motion Schell, second Cooper to approve map amendment as presented. Motion passed by unanimous voice vote. Maines presented a check in the amount of \$300.00 per the Zoning Ordinance.
6. **Review and approve County CUP application for Bill Doerr HWY 70 property:** Motion Schell, second Strom that Vilas County Zoning be informed we have no issues with this application. Motion passed by unanimous voice vote.
7. **Review and approve County rezone application for Leslie Hiller HWY 70 property:** While the Committee has no concerns with the rezone application, the applicant should be made aware of the limited highway access and limited parking which will likely become problematic when the parcel is divided. There is also a Town liquor license held by the applicant for the present parcel. Motion Schell, second Strom that Vilas County Zoning be made aware of these concerns that will result if the parcel is divided after being rezoned. Motion passed by unanimous voice vote.
8. **Review Zoning Administration current compensation vs. as approved by Town Board on January 09, 2012:** Ritter and Ebert explained that a town board decision reflected in the minutes of January 9, 2012 approved establishing the Zoning Administrator compensation based on 25% of permit fees collected in addition to a standard base pay.. It appears from payroll records that the percentage was adjusted to 30% for the 4th quarter of 2012 and to 35% for the 1st quarter of 2013, however there are no town board nor zoning committee minutes reflecting authorization for these adjustments. Motion Cooper, second Schell that no attempt be made to amend what has happened in the past and that the Zoning Administrator compensation continue at \$3,300 per year plus 35% of permit fees collected, but those wages would not automatically carry forward to another Zoning Administrator in the event there is a change in that position. Motion passed by unanimous voice vote.
9. **Zoning Administrator report:**
 - a. **Review monthly update of Zoning Administrator Permit Activity Log:** Not applicable to this mid-month meeting.
 - b. **Approve monthly Zoning Administrator compensation:** Not applicable to this mid-month meeting.

- c. **Zoning Administrator new concerns to be discussed at a future meeting:** Ebert requested that discussion of the "Public and semi-public uses" be included on a future agenda.
10. **Review provisions of and compliance with Conditional Use Permit for Premier Power Sports property:** Motion Schell, second Cooper to table until May 2020 meeting and that committee members visit the property to assess the vegetative buffer prior to that meeting. Motion passed by unanimous voice vote.
11. **Review draft revisions to Definitions section of Chapter 1 – Zoning:**
 - a. **Conditional Use Permit**
 - b. **Permitted Use**

Motion Cooper, second Ritter that the definitions presented be approved for inclusion in the next Chapter 1 ordinance update. Motion passed by unanimous voice vote.
12. **Review 1st draft of revised Chapter 2 – Motor Vehicle Public Road Access ordinance:** Ritter explained to reasons for these proposed amendments. Suggestions were made for minor revisions. Motion Schell, second Cooper to approve the amendments as presented. Motion passed by unanimous voice vote. Ritter will bring the amendments back for a second review at a future meeting.
13. **Continued consideration of updated Town Comprehensive Plan:**
 - a. Committee members found no corrections needed to the updated draft, however continued concerns and confusion were expressed regarding the maps associated with chapters 7 & 8. Ritter will continue discussions with NCWRPC.
 - b. Ritter suggested tabling adopting the resolution to forward the draft plan to the town board with the recommendation that it be adopted as presented. He felt the issue of concerns for the establishment of sexually oriented businesses as raised at the recent annual electors meeting be discussed with NCWRPC and referenced somewhere in the comprehensive plan. Motion Cooper, second Schell to table until the May 2020 meeting.
14. **Committee concerns:** There were none.
15. **Adjourn:** Meeting adjourned at 7:30pm.