

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

Minutes, Zoning Committee – September 9, 2020

1. **Call to order:** Meeting called to order by Ritter at 5:32pm
2. **Roll call, establish a quorum:** Members present – Cooper, Schell, Ritter, Strom, Nampel, Ebert
3. **Convene public hearing for Angela Keevers Conditional Use Permit Application:**
Convened 5:35pm with no one appearing and no written comments received.
4. **Adjourn public hearing:** Adjourned at 5:36pm
5. **Committee discussion and approval/denial if Angela Keevers Conditional Use Permit application:** Applicant provided the following additional details:
 - a. Salon business will be restricted to one 200 sq. ft. room within the house
 - b. Separate home entrance directly into salon room, customer parking near entrance
 - c. Applicant is the only cosmetologist, no employees other than husband as site assistant
 - d. Hair and nail services only, one customer at any time by appointment onlyMotion Schell, second Cooper to approve CUP application with the only condition being “No more than one cosmetologist practicing at any time”. Motion passed by unanimous voice vote.
6. **Public comments:** There were none
7. **Consider possible land division on Lisa Ambers Trust property:** Motion Ritter, second Cooper to table indefinitely. Motion passed by unanimous voice vote.
8. **Approve minutes of August 05, 2020 meeting:** Motion Schell, second Strom to approve minutes as presented. Motion passed by unanimous voice vote.
9. **Review Zoning Department income/expense year to date report provided by town treasurer:**
The expense category of “Administrator Share Fees” caused confusion with the Committee as the entries did not appear to correspond with meaningful data. Ritter to follow-up with Janssen.
(NOTE: Upon further review following the meeting Ritter confirmed that the Administrator Share Fees entries do coincide with the monthly payments approved for the 35% of permit fees paid to the Administrator).
10. **Zoning Administrator report:**
 - a. **Review monthly update of Zoning Administrator Permit Activity Log:** Reviewed and discussed.
 - b. **Approve monthly Zoning Administrator compensation:** Motion Cooper, second Strom to approve the ZA August 2020 compensation at \$1,827.25 as requested. Motion passed by unanimous roll call vote.
 - c. **Zoning Administrator new concerns to be discussed at a future meeting:**
 - i. Ebert reported that the Vilas County Zoning Department has revised its zoning permit fees to reflect square footage and suggested St. Germain do the same rather than adhering to fixed fees without consideration of square footage.
 - ii. Ebert reported two instances of camping activity not complying with section 1.404. He will investigate further and report back to the Committee next month for possible follow-up action.

11. **Develop town board recommendation for Connor Land Company request for amendment of Zoning District Map for parcels 24-984 & 24-967-01 to change from “Forestry & Recreation” to “Forestry” following sale of these parcels by the State to a private landowner.** Motion by Cooper to recommend denial of rezone as it appears property taxes are two years past due on one of the parcels. Motion failed for lack of a second. Motion by Strom, second by Nampel to recommend approval with concern being expressed to the town board that property taxes may be past due. Motion passed 4:1 with Cooper opposed.
12. **Consider possible need for Chapter 1 revisions to address rezoning of properties in “Forestry & Recreation” (public lands only) zone when they become privately owned.** Ritter proposed a procedure whereby the zoning district designation for such lands would automatically change to Forestry upon recording of the land sale. Assessor Paul Carlson would provide the town board with an annual report of such lands thereby enabling the Zoning Committee to update the Zoning District Map. Following discussion of whether automatic rezoning under these circumstances is legal and whether lands zoned Forestry and Recreation must be publicly owned, motion Ritter, second Cooper to table until the topic can be discussed by the town board. Motion passed by unanimous voice vote.
13. **Committee concerns to be discussed at a future meeting:** Schell requested that one of the red tones on the Zoning District Map be changed to “mustard yellow” in the next printing as the two existing red tones are difficult to distinguish.
14. **Adjourn:** Meeting adjourned by Ritter at 7:11pm.

Minutes prepared by chairman Ritter