

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

Minutes, Zoning Committee – March 03, 2021

1. **Call to order:** Meeting called to order by chairman Ritter at 5:30pm
2. **Roll call, establish a quorum:** Ritter conducted the meeting from Town Zoom Room.
Committee members attending remotely via Zoon: Strom, Mortag, Schell, Cooper
Committee member absent: Ebert
No one else in attendance either physically or virtually
3. **Public comments:** None
4. **Discussion/action topics:**
 - a. **Approve minutes of February 3 & February 24, 2021 meetings:** Motion Schell, second Mortag to approve minutes of both meetings as presented. Motion passed by voice vote with Strom abstaining due to his absence at the February 24 meeting.
 - b. **Consider whether rental storage garages, similar to mini-storage units but larger, are permitted uses in the Downtown Business District:** Committee was in agreement that the Chapter 1 definition of Self-storage Rental Units is not limited to what are commonly referred to as mini storage units. The definition includes rental storage units of all sizes. The Community and Highway Business zoning district is the only district where self-storage rental units are allowed and only as conditional uses. They are not allowed in the Downtown Business district.
 - c. **Re-open discussion of regulating placement of cargo containers within the Town. Review exchange with Wisconsin Towns Association:** Motion Ritter, second Schell to amend the zoning ordinance to include shipping containers as permitted uses in all non-residential zoning districts. Motion failed by a 4:1 voice vote. Motion Mortag, second Cooper to amend the zoning ordinance to include shipping containers as conditional uses in only the Downtown Business and Community and Highway Business districts, for legitimate businesses only. Motion passed by unanimous voice vote. Ritter to draft ordinance amendments for consideration at the April meeting.
 - d. **Regarding a cargo container being placed without a Zoning Permit adjacent to CUP approved mini- storage units on parcel 24-2520, owner Northwoods Storage of St. Germain:**
 1. **Review CUP documents:** The town board meeting minutes of March 14, 2016 include the following: “Mr Olson noted that Mr. Marion had agreed to place a deed restriction on the property stating that it would only be used for storage buildings”. Ritter will review the deed to see if that restriction exists. Regardless, it is the conclusion of the Committee that placement of a cargo container on the property violates two provisions of the Zoning ordinance; 1) not adhering to the conditions of the Conditional Use Permit, and 2) placement of a structure without obtaining a Zoning Permit.

- 2. Consider appropriate action:** Motion Cooper, second Mortag to send a letter to Mr. Marion explaining what appears to be two violations of the Town zoning ordinance and request that he respond within 30 days with either plans to have the cargo container removed within a suitable time frame or an acceptable explanation of why the cargo container does not violate the ordinance. Failure to do either would likely result in the matter being referred to the town board for consideration of citation and forfeiture action. Motion passed by unanimous voice vote. Ritter to prepare and send letter.
- e. Review Chapter 1, section 1.311 for needed revisions, specifically subsection(D) providing for a setback of 0 feet which is less restrictive than County Zoning:** Motion Cooper, second Strom to amend zoning ordinance provisions 1.311(D)(1)(a&b) to a setback of five feet. Motion passed by unanimous voice vote.
- f. First review Code of Ordinances, Chapter 5, Division of Land – Platting of Condominiums to rescind and replace Ordinance SG-1997-8-2, Division of Land:** Following a comparison of the existing 1997 ordinance with the reformatted and updated draft, motion Cooper, second Mortag to approve the draft as presented with changes discussed for sections 5.16 pertaining to fees and 5.17 pertaining to forfeitures and to advance the draft to the Town Board for review and adoption. Motion passed by unanimous voice vote.
- g. Zoning Administrator updates on past reports:** Administrator absent, no action taken.
- h. Zoning Administrator report:** Administrator absent, no action taken.
- 1. Review monthly update of Zoning Administrator Permit Activity Log**
 - 2. Approve monthly Zoning Administrator compensation**
 - 3. Zoning Administrator new concerns to be discussed at a future meeting**
- i. Committee concerns for future agendas:** Consider appropriate action regarding eight shipping containers located on parcel 24-1331-06, Ahlborn Land Holdings, LLC.
- j. Adjourn:** There being no further agenda items, Ritter declared the meeting adjourned at 7:14pm.

Minutes prepared by chairman Ritter