

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

Minutes, Zoning Committee – August 04, 2021

1. **Call to order:** Ritter called the meeting to order at 5:30pm.
2. **Roll call, establish a quorum:** Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Vogel (ZA), Strom, Cooper, Schell and Vogel. Also present in Room 4 was Tom Christensen and Diana Nasca.
3. **Public comments:** None
4. **Discussion/action topics:**
 - a. **Approve minutes of July 7, 2021 meetings:** Motion Schell, second Cooper to approve as presented. Motion passed by unanimous voice vote.
 - b. **Distribution of updated Chapters 1, 2 & 3:** Ritter provided a copy of each chapter as adopted by the Town Board on July 22, 2021 to each committee member and to the Zoning Administrator.
 - c. **Consider what to do about shipping containers in place without zoning permits:** Motion Schell, second Strom that Ritter send a letter to the land owners of each parcel where shipping containers are known to have been placed without a St. Germain Zoning Permit. Letter is to request voluntary removal of the containers within 60 days and to advise that failure to do so could result in a citation for violation of Chapter 1 provisions. Motion passed by unanimous voice vote.
 - d. **Consider options for correcting zoning district designation for Eaglewatch properties in the “Forestry” district but being smaller than the required five acres:** Following a review of 2015 events resulting in this problem, a discussion of the Eaglewatch subdivision covenants, and the Chapter 1 provisions pertaining to Lakeshore Resort/Residential, Lakeshore Resort and Forestry zoning districts, motion Cooper, second Vogel to rezone all Eaglewatch parcels smaller than 5 acres as Lakeshore Resort/Residential and leave all parcels 5 acres or larger as they are currently zoned. Motion failed on a 3:2 voice vote. Motion Schell, second Ritter, to rezone all Eaglewatch waterfront parcels, regardless of size, as Lakeshore Residential and to leave all off-water parcels 5 acres or larger as Forestry, but to exclude parcel 24-1509-0026 from the motion. Motion passed on a 3:2 voice vote. Motion Schell, second Ritter to rezone parcel 24-1509-0026 as Residential Low Density. Motion passed by unanimous voice vote. These actions will be forwarded to the Town Board for consideration and scheduling of a rezone public hearing.
 - e. **Consider replacing “St. Germain is Zoned, Building Permits Required” road signs:** Motion Schell, second Vogel, to replace up to eight signs with “St. Germain is Zoned, Permits Required” with costs charged to the Zoning account. Motion passed by unanimous voice vote.

- f. **Review WI Senate Bill 387:** Following discussion with consensus of opinion being that this bill is of no particular concern to St. Germain, motion Ritter, second Schell that the Committee take no action in response to it. Motion passed by unanimous voice vote.
 - g. **Zoning Administrator updates on past reports:** None
 - h. **Zoning Administrator report:**
 - 1. **Review monthly update of Zoning Administrator Permit Activity Log:** Reviewed with no action taken.
 - 2. **Approve monthly Zoning Administrator compensation:** Motion Strom, second Cooper to approve July compensation in the amount of \$1,423.50 as requested. Motion passed by unanimous voice vote.
 - 3. **Zoning Administrator new concerns to be discussed at a future meeting:** Past ZA Stoltman suggested a review of the Zoning Permit application form to correct errors. Current ZA Vogel requested updates to her contact information on the Zoning page of the Town website.
 - i. **Discuss plans for transitioning new Zoning Administrator:** There being no transition details needing discussing, the Committee joined Ritter in thanking Stoltman for his beyond the call of duty efforts to assist ZA Vogel in making the transition of duties seemingly effortless. Permit applicants have been given good service with very little delay.
 - j. **Committee concerns for future agendas:**
 - 1. The need for a deputy Zoning Administrator
 - 2. Expired Zoning Permit Z1858 issued 08/20/2018. Work not completed. Extension of permit not requested.
5. **Adjourn:** There being no other business on the agenda, Ritter adjourned the meeting at 7:30pm.

Minutes prepared by chairman Ritter