

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

Minutes, Zoning Committee – January 05, 2022

1. **Call to order:** Ritter called 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, Strom, Cooper, Schell, Ritter and ZA Vogel. There were no virtual attendees.
3. **Public comments:** Fred Radtke delivered to committee members a copy of his statement for the GPS, Inc rezone public hearing scheduled for 01/11/22 which he will not be able to attend. There was no discussion of his written comments.
4. **Discussion/action topics:**
 - a. **Approve minutes of December 01, 2021 meeting:** Motion Cooper, second Strom to approve the minutes as presented. Motion passed by 4 yeas and 1 abstention due to Schell having been absent from that meeting.
 - b. **Consider 12/13/2021 action of town board regarding assessment of Zoning Permit fees for permitted projects on Town property:** Ritter reported the Town Board had agreed to delete “provided the permittee is not using Town funds for the project” from the exception in section 1.605(A)(1)(i). The Committee may now proceed with including 1.605(A)(1)(i) in the ordinance without “provided the permittee is not using Town funds for the project”.
 - c. **Consider 12/13/2021 action of town board regarding not amending section 1.409 of the Zoning Ordinance but allowing a 60 day timeframe for permits to be requested for shipping containers already in place without a zoning permit as of 07/22/2021:** Ritter reported the Town Board had agreed to proceed with the Committee’s recommendation. Letters dated 12/20/2021 and signed by Tom Christensen were mailed to Jack Klotz and Ahlborn Land Holdings. ZA Vogel reported that Mr. Klotz has submitted his permit application and full payment of required fees for his containers. The matter is still pending with Mr. Ahlborn. No action was taken by the Committee.
 - d. **Review draft revisions, Chapter 2.05 - Motor Vehicle Public Road Access:** Minor changes in wording for suggested for sections 2.08(C)(2) and (3). Motion Cooper, second Schell to approve revisions with noted corrections. Motion passed by unanimous voice vote.
 - e. **Review Sailer CUP application in preparation for 01/06/2021 hearing and deliberation:** No action taken following review of the application.
 - f. **Review CUP application form for needed amendments:** Suggestions for amendments included adding the square footage of the structure when building a structure is included in the permit application, adding the size of the lot, adding the applicable zoning district of the property, asking only for a phone number rather than continuing to request both a land and mobile number. Ritter to make those revisions are present the modified form at a future meeting for further consideration.

- g. Review status of Old Highway 70 property:** ZA Vogel is communicating with the property owner who has indicated possibly selling the property in the near future. There are no known Zoning ordinance violations at this time. No committee action was taken.
 - h. Assist Zoning Administrator with Zoning Permit Application decisions:** Discussion of confusion with section 1.201(C) setback provisions contradicting setback rules throughout section 1.3 subsections resulted in agreeing to address the ordinance problem.
 - i. Approve monthly Zoning Administrator compensation:** Motion Schell, second Vogel to approve December 2021 compensation in the amount of \$622.45. Motion passed by unanimous voice vote.
 - j. Consider changing day/time for regular monthly meetings:** After discussion of upcoming schedule conflicts for some members, it was noted that not all meetings will have full attendance and that the Committee has been diligent about tabling certain topics until a later meeting when a committee member is absent. Other than rescheduling the March 2, 2022 meeting to March 9, no changes were made to the regular meeting dates of the first Wednesday of each month.
 - k. Committee concerns for future agendas:**
 - i. Amendments to eliminate confusion with section 1.201(C) setback provisions contradicting setback rules throughout section 1.3 subsections.
 - ii. Consider amendments of the Zoning Permit posting form and the red "Stop Work" order form.
- 5. Adjourn:** Ritter declared the meeting adjourned at 6:48PM.

Minutes prepared by Ritter