

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

**Minutes, Zoning Committee
November 01, 2023**

1. **Call to order, roll call:** Meeting called to order at 5:30pm. Ted Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Jimmy Vogel, Ted Ritter, Bob Schell, Brian Cooper, and non-voting member/ Zoning Administrator June Vogel (hereinafter referred to as ZA Vogel). Committee member Beverly Przybylski attended virtually.
2. **Public comments:** None
3. **Zoning Administrator updates:** Two letters of alleged violations of Chapter 1 referenced in the October 04, 2023, Zoning Committee minutes have been resolved without citations. A letter regarding one new alleged violation concerning a shipping container was sent recently.
4. **Discussion/action topics:**
 - a. **Approve minutes of 10/04/23 meeting:** Motion Przybylski, second Cooper to approve as presented. Motion passed by unanimous voice vote.
 - b. **Finalize Chapter 1 lot area requirement proposed amendments:** Motion Cooper, second Schell to approve *“Except for smaller parcels created prior to adoption of Town zoning on May 31, 1996, the minimum lot size for this district is 65,340 square ft. (1.5 acres) on which one dwelling unit is permitted. An additional 12,000 square feet of unused space in the same parcel is required for each additional dwelling unit.”* Motion passed by unanimous voice vote. This revised amendment will now be referred to the Town Board for approval subject to public comments and adoption by the Town Board.
 - c. **Consider Community and Highway Business district: Do permitted uses include boat and RV seasonal parking for retail sales/service businesses?** Committee consensus is that boat and RV outdoor seasonal parking in the Community and Highway Business district is an allowable land use not requiring a Zoning Permit until such time that a structure requiring a Zoning Permit is desired.
 - d. **Consider revising maximum CUP approvable size of accessory buildings on parcels less than 1.5 acres to 1,500 square feet:** Motion Schell, second Cooper to amend section 1.202(B) of Chapter 1 to read *“On lots less than 1.5 acres, accessory buildings or garages not attached to a dwelling shall have a maximum size of 672 square feet in area. Buildings larger than 672 square feet but not exceeding 1,500 square feet are subject to conditional use permits”.* Motion passed by unanimous voice vote. This revision will be presented to the Town Board on November 13 for approval as part of a batch of Zoning Ordinance revisions to hopefully be adopted prior to year end.

- e. **Consider adding a definition of “Private Club House” to Zoning ordinance:** Motion Cooper, second Vogel to strike “Private Club House” as either a permitted or conditional use in sections 1.304(C)(8), 1.305(D)(3), 1.306(C)(7), 1.308(D)(7), 1.309(D)(7), 1.313(D)(3), and 1.315(D)(3). Motion passed 4:0 with Schell abstaining.
 - f. **Assist Zoning Administrator with Zoning Permit Application decisions:** None
 - g. **Discuss/table size restrictions for attached garages:** Motion Schell, second Cooper to table for further discussion. Motion passed by unanimous voice vote.
 - h. **Discuss/table Ritter conversation with County Zoning regarding possible role of Town Zoning in helping permit applicants proceed with projects in a manner that does not cause potential future problems for either the Town or the project owner (i.e. building at too low an elevation resulting in water runoff problems from Town roads):** No discuss or action taken pending Ritter’s conversation with County Zoning.
 - i. **Approve October monthly Zoning Administrator compensation: Motion Cooper, second Przybylski** to approve compensation in the amount of \$1,711.11. Motion passed by unanimous voice vote.
 - j. **Committee concerns for future agendas:**
 - 1. Zoning fees for attached garages vs unattached garages/accessory buildings
 - 2. Include “Buffer” definition in section 1.111 of Chapter 1
8. **Adjourn:** Ritter adjourned meeting at 6:44pm.

Minutes prepared by Chairman Ritter