

TOWN OF ST. GERMAIN
P.O. BOX 7
ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

Minutes, Zoning Committee
November 07, 2018

1. **Call to order:** Meeting called to order at 5:30PM
2. **Roll call, establish a quorum:** Committee members present: Hensen, Cooper, Ebert, Janssen, Ritter. Also present: Richele Kruse, Jim Penkalski, Don Baumann
3. **Approve minutes of September 12, 2018 Zoning Committee meeting:** Motion Hensen, second Strom to approve minutes as presented. Motion passed by unanimous voice vote.
4. **Public comments/concerns:** Jim Penkalski and Don Baumann expressed concerns about a lot in the Forest Downs subdivision that had been clear cut and on which the owner may be planning to place two travel trailers. The Zoning Administrator explained that without a dwelling on the property, current St. Germain Zoning would not allow trailer homes to be placed and used for their intended purpose.
5. **Review Conditional Use Permit application for parcel 24-2230-12 and schedule public hearing:** Richele Kruse was present to represent NGI LLC and explained that subject parcel has a buyer for the parcel. The three+ acre parcel would be divided in half and the northern half would then be conjoined with parcel 24-2230-05 on which four additional multi stall storage building would be placed. No objections were found to the proposed plan and the public hearing for the Conditional Use Permit was scheduled for 5:30PM, Wednesday, December 5, 2018.
6. **Zoning Administrator report:**
 - a. Ebert presented his year to date permit activity report and answered questions about its content. No action was taken.
 - b. Ebert questioned why our Zoning Ordinance doesn't address clear cutting of trees in town roads rights of way. Ritter will place this topic on the agenda for a future meeting.
 - c. Ebert expressed interest in installing the OnX Hunt app on his phone to assist in locating lot lines. The cost is \$8.00 per month. Ritter suggested Ebert download the seven-day free trial and Ritter would include this topic on the December agenda meeting

- 7. Review Chapter 1 definition of Home Occupation:** Animal Control Officer Don Baumann explained that he had received a complaint concerning nine large barking dogs in a kennel at 442 Nokomis Road. Upon investigating the complaint, Baumann learned that this might be a breeding kennel business and wondered if such a business would meet the definition of a permitted Home Occupation. Consensus of the Committee was that a breeding kennel does not qualify as a Home Occupation. Baumann was instructed to continue observing the property and to report to the Committee if the situation continues. There may be violations of both Chapter 1 and Chapter 11 ordinances.
- 8. Review proposed changes to 1.301 and 1.311, Zoning Ordinance:** Consensus of the Committee was that the proposed change to 1.311 was good, but that 1.310 should be further amended to specify the setback for County Highways. Ritter will bring the changes back for further consideration at the December meeting.
- 9. Report on status of realtors referencing only Vilas County Zoning and neglecting to inform buyers of St. Germain Zoning.** Ritter reported he had sent a letter to Matt Seegert, Association Executive, Greater Northwoods MLS, Inc. explain the problem. Mr. Seegert discussed the issue with his board of directors and then forwarded Ritter's letter to area realtors. Time will tell if that was sufficient action to correct the problem
- 10. Committee concerns:** There were none.
- 11. Adjourn:** Meeting declared adjourned at 6:45PM

Minutes prepared by Chairman Ritter