

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

**Minutes, Zoning Committee
February 07, 2024**

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: Bob Schell, Jimmy Vogel, Ted Ritter, Paul Novorolsky, Beverly Przybylski, and non-voting member/ Zoning Administrator June Vogel (hereinafter referred to as ZA Vogel). Community members in attendance in Room 4: John Huppert, Terry Duke. Community member Michael Connors attended virtually.
2. **Public comments:** None
3. **Zoning Administrator updates:** Updates shared, no actions taken
4. **Discussion/action topics:**
 - a. **Approve minutes of 01/03/24 meeting:** Motion Vogel, second Schell to approve with correction of two misspellings. Motion passed by unanimous voice vote.
 - b. **Discussion with Forester John Huppert regarding possible clear-cutting restrictions on privately owned lands in Forestry or Forestry & Recreation zoning districts:** Huppert explained the differences between “Managed Forest Lands” and other types of “Forest Management Plans” and “Best Management Practices”, and in which instances plans must be or might/might not be approved by a WDNR Forester. All clear-cutting plans should include provisions for re-forestation and forest sustainability. WDNR website includes listing of “WDNR Cooperating Foresters” who can be called upon for forest management planning services. Following discussion with Huppert, Committee decided to move forward with a first draft of how logging and clear-cutting provisions might be incorporated within Chapter 1 – Zoning ordinance. The Committee also decided to meet twice monthly to expedite this endeavor. Second monthly discussion of this topic will follow the month CUP deliberations. As both a professional forester and a St. Germain long-term resident, Huppert offered to continue assisting the Committee with developing draft amendments to the ordinance.
 - c. **Consider draft Clear-cutting & Environmental Protection ordinance submitted by M. Connors:** Committee members acknowledged parts of the draft worthy of including in Chapter 1 – Zoning and explained why some provisions are not realistic. Discussion lead to the conclusion that the provisions Connors is suggesting would be more effective if included within the zoning ordinance rather than being a stand-alone ordinance. Connors was encouraged to remain involved with Committee discussions as this topic progresses.
 - d. **Review 7942 Indian Trail alleged zoning violation:** Motion Vogel, second Przybylski that ZA Vogel prepare a violation letter for Town Board consideration at its 02/12/2024 meeting. Motion passed 4:0 with Schell abstaining.
 - e. **Consider draft amendments to 1.404(C)(2):** Motion Schell, second Novorolsky to approve ammendment as follows. Motion passed by unanimous voice vote.
 - (2) RV camping may not continue for:
 - (i) More than three years after issuance of a Town Zoning Permit when no occupancy permit has been issued for the dwelling.

(ii) More than 30 days after issuance of an occupancy permit for the permanent dwelling. RV camping upon issuance of the State dwelling occupancy permit is subject to provision (B) of this section.

f. Consider draft amendments to Chapter L - Zoning Fees: Following discussion, Ritter to make further revisions and bring back to Committee for review at next meeting.

e. Assist Zoning Administrator with Zoning Permit Application decisions: None

g. Discuss/table size restrictions for attached garages: Continue to hold for discussion at a later date

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): Continue to hold for discussion at a later date

i. Approve January monthly Zoning Administrator compensation: Motion Schell, second Vogel to approve compensation in the amount of \$801.17. Motion passed by unanimous voice vote.

j. Committee concerns for future agendas: None

5. Adjourn: Ritter declared meeting adjourned at 7:35pm

Minutes prepared by Chairman Ritter