

Town of Saratoga Plan Commission

March 8, 2017

Plan Commission Members	
Dan Forbes, Chair, Excused	Dave Barth,
Gordon Wipperfurth, Co-chair,	Sarajane Snyder, Excused
Tom Grygo, Secretary	Lorelei Fuehrer Alternate
Public Present	
Helen Donahue, Leroy Donahue, Anna Greeno, Susan Greeno-Eichinger	

Gordon Wipperfurth opened the meeting of the Town of Saratoga Plan Commission at 6:30 PM on March 8, 2017 at the Saratoga Town Hall. The meeting was officially noticed.

Motion by Barth to accept the minutes of February 8, 2017, second by Fuehrer, motion approved.

Greeno rezoning request:

Greeno questioned the amount of taxes paid for commercial property vs. residential.

Wipperfurth said the tax rate is the same, and she has a potential selling advantage leaving her property zoned as commercial. Greeno asked could she rebuild a residence on the property if her home was damaged or destroyed? The Zoning Ordinance allows all the permitted uses of the Suburban Residential RS-1 in the Highway Commercial HC district. Greeno said she would speak with Claude Riglemon regarding the tax rates for commercial and residential properties before proceeding with a zoning change request.

Olson CUP request:

Fuehrer said the application is for a new double wide manufactured home in the RS-1 district, which requires a CUP before issuing a building permit.

Motion by Barth to accept the CUP application by Kala Olson for a double wide manufactured home in the RS-1 district, second by Fuehrer, motion approved.

Demski rezone request:

Fuehrer said Demski is purchasing approximately 15 acres of parcel 180098D, and will have 66' of frontage on Ranger Road for access. Demski's plans for the site are not clear as he asked about building storage buildings on site as well as a residence; Fuehrer denied this request. He also asked about constructing a duplex, which is permitted. He also provided a draft proposal for a residence with attached garage and attached workshop. Fuehrer said his reason for requesting a zoning change from HC to RS-1 is the possible lower tax rate for residential property. Fuehrer contacted Demski and he said he will contact Riglemon before proceeding with the zoning request.

Buffers

Grygo presented a revised draft buffer amendment to the zoning ordinance. The following wording will be added to the density definition "...within three (3) years of initial planting."

Motion by Barth to accept new section 12.11 Buffers, as revised, and forward to the Town Board for approval, second by Fuehrer, motion approved.

Comprehensive Plan

Review of the plan was postponed until the next meeting.

Information from commission members

Wipperfurth presented information from the North Central Regional Planning Commission regarding bicycle trail planning; discussion followed. An information meeting is planned for Monday March 13 at 6:00 P.M. in the Town of Rome, Wipperfurth and Fuehrer said they will attend.

No public comments.

The next Plan Commission meeting is April 12, 2017 at 6:30.

Motion by Barth to adjourn second by Fuehrer, meeting adjourned 8:30 PM