

# Town of Saratoga

## Public Hearing Zoning Ordinance Revisions

### Plan Commission

April 13, 2016

Plan Commission Members	
Dan Forbes, Chair	Dave Barth
Gordon Wipperfurth, Co-chair,	Sarajane Snyder
Tom Grygo, Secretary	Lorelei Fuehrer
Public Present	
Rich Reinart, Lamar Advertising	

#### PUBLIC HEARING

Dan Forbes opened the public hearing for the Zoning Ordinance and map revisions on April 13, 2016 at 6:30 pm in the Saratoga Town Hall, the hearing was officially noticed as a Class 2 notice.

Lorelei Fuehrer said a landowner asked her to clarify if horses are allowed in the Rural Preservation District. Section 7.1.8 Permitted Uses in the Rural Preservation District references Section 5.2.1 Permitted Uses in the Rural Residential District but does not distinguish between commercial or private stables, also there is no mention of stables, commercial or private, in Section 7.2 Conditional Uses in the Rural Preservation District. Fuehrer requested the Plan Commission consider revising these sections of the zoning ordinance to allow private stables as a permitted use and commercial stables as a conditional use in both Rural Residential and Rural Preservation Districts.

Grygo commented the revised zoning map shows the Light Commercial District (LC) as an overlay and requests the Plan Commission include the LC District in the commercial districts and remove it from the overlay classification.

Forbes asked for any additional comments, receiving none he asked for a motion to adjourn; motion by Barth to adjourn the Public Hearing, second by Snyder, Hearing adjourned at 6:42 pm.

#### PLAN COMMISSION

Forbes opened the meeting of the Town of Saratoga Plan Commission at 6:43 pm on April 13, 2016 in the Saratoga Town Hall. The meeting was officially noticed.

Rich Reinart said Lamar is requesting a “variance” to the Sign Ordinance for moving an existing sign, located at the intersection of Nature’s Way and State Highway 13, to a location north on Hwy 13. His letter of March 4, 2016 requests to have the sign remain at its current size (12’ X 48’), and by requesting a “variance” acknowledges the sign does not meet the Sign Ordinance size requirements for an off-premise sign.

Reinart said the sign lease agreement rolls over each year.

Forbes said there was an agreement with Haessly and the Town Board that the sign would be removed when the lease is up. The sign is currently within the right-of-way created by the construction of Nature's Way.

Snyder said the long-term goal is the removal of large signs from the Town.

Reinart said the current sign style is a "bulletin" 12' X 48' and he would consider replacing it with a "poster" 10' X 23' back-to-back sign.

Barth commented the sign adds no value to the Town.

Wipperfurth questioned why not consider a compliant sign (100 sq. ft.) Reinart said 10' X 23' is an industry standard and outdoor advertisers want larger signs.

Reinart agreed the "bulletin" style sign is too large for the proposed sight and the road speed limit.

Wipperfurth commented the Town should have required the sign be removed before accepting the subdivision road, from Haessly, as a Town road.

Motion by Snyder to recommend the Town Board deny the special exception as requested by Lamar Advertising to relocate the current 12' X 48' sign north on Hwy 13 as this sign does not meet the Sign Ordinance size requirements for off-premise signs and the long term goal of removing large signs within the Town. Additionally approval may set a precedent for any similar requests, second by Wipperfurth. Motion approved Yes-5, No-0.

The following revisions were approved regarding the Rural Residential and Rural Preservation Districts;

5.2.2 (o) Commercial and ~~private~~ stables

5.2.1 add item (f) Private stables

7.1.8 All uses permitted in the Rural Residential District ~~except for kennels and stables~~

7.2.8 Kennels as defined in this ordinance

7.2.9 Commercial stables

Grygo said zoning ordinance defines overlay districts as a special purpose within an underlying district. This definition does not fit the purpose of the LC District. It was agreed the LC District should be in Section 3 Commercial Districts.

Buffers

Fuehrer said she found information on buffers and windbreaks at USDA Agricultural Forestry Notes. A short discussion followed.

Item 6 of the agenda, Review section 3.01 of the Building Code regarding setbacks is tabled until the next meeting.

Forbes commented on offer to sell the former Plum Creek properties currently owned by Ort Lumber Company.

The next Plan Commission meeting is May 11, 2016 at 6:30.

Motion by Barth to adjourn second by Wipperfurth, meeting adjourned 8:46 PM