

Town of Saratoga Plan Commission

August 12, 2015

Plan Commission Members	
Dan Forbes, Chair	Dave Barth
Gordon Wipperfurth, Co-chair,	Sarajane Snyder;
Tom Grygo, Secretary	Lorelei Fuehrer Alternate
Public Present	
Frank Camanarata	

Dan Forbes opened the meeting of the Town of Saratoga Plan Commission at 6:30 P.M. on August 12, 2015 in the Saratoga Town Hall. The meeting was officially noticed.

Amended the July 8 minutes to read Forbes asked if there is any permit required for vacation-rent-by-owner properties in the Town. Motion by Barth to accept the amended minutes of July 8, 2015, second by Snyder motion approved.

Frank Camanarata explained his request to move explosives currently stored at Osborne's to a site on Hwy 73 S between Evergreen Ave and Bell Rd. (parcel no. 180037-1). He presented maps showing the approximate distances from the proposed storage magazine as 634.63', to Hwy 73, the nearest home to the north as 611.56' and to the nearest home to the east as 666.26'. According to a table of distances for storage of explosive materials, published by Alcohol, Tobacco and Firearms (ATF) he is within a safe distance from a residence or road for more than the amount of explosives he plans to store on site. Following is a summary of his comments;

Proposes to construct a 50 x 60' building with 3 office spaces for employees and storage space for trucks and trailers used in his business.

Primary business is using explosives to remove slag from coal-fired boilers, remove beaver dams, and fracture deep wells to improve water flow.

15 years in business

About 200 pounds of explosives on site at any one time

Regulated and inspected by ATF

ATF regulates construction standards for storage magazines.

Berms will be constructed around the magazine as required by ATF and to obstruct the view of the magazine from Hwy 73

Construct a 30' x 50' gravel pad around the magazine for wildfire protection

Magazines are safe; there has not been an explosion of a magazine in 40 years.

Explosives used today are safe and stable and are not the type used 40 years ago.

The locking mechanism on a magazine cannot be tampered with as it is built into the door

Will discontinue storage at Osborn's upon moving to Hwy 73 location.

Fuehrer said parcel 180037-1 is currently zoned as Rural Residential and would need a zoning change in order to allow storage of explosives. Fuehrer also questioned the driveway access to the site as being public access or private easement. Camanarata will look into this and report back to Fuehrer. It was also suggested Camanarata have ATF assess the proposed site and send a copy of the report to Fuehrer.

Forbes said he spoke with Dan Bohn, Grand Rapids Fire Chief, and was told Camanarata is the “go to person” for the department regarding any explosives. Bohn also said he does not have any concerns with the proposed storage location on Hwy 73. Camanarata is also a member of the Grand Rapids FD.

James Krutza request: It was agreed Mr. Krutza will need CUP to construct a proposed pole building as part of his current business. Fuehrer will contact Krutza about this.

Margaret Meyer business permit: A site plan is necessary before making any determination regarding this request. Parking could be an issue and must be addressed as well. A zoning change from Rural Residential to Commercial is also required. Fuehrer will follow-up with Meyer regarding this.

Forbes asked for comments regarding Jason O’Keefe’s request for a CUP to downsize his business and move it to his home. Before making any recommendations the Plan Commission wants a written business plan from O’Keefe. Wipperfurth commented about the lack of action by the Town Board requiring O’Keefe keep equipment off the Hollywood Rd right-of-way.

Forbes said he spoke with Doug Passineau about a bicycle lane on CTH Z, Passineau said CTH Z is bicycle accessible

Grygo presented information from the Town of Rome zoning ordinance regarding homeowner rentals. Long-term rentals of 31 days or more are allowed in the Land District. Wipperfurth said there is an organization known as Cottage Keepers, in the Town of Rome, which regulates rentals on properties he referred to as noncompliant. Wipperfurth said he would compile information for the next meeting from other states where homeowner rentals are regulated,

Fuehrer reported on a mobile home located on Peaceful Trail that is noncompliant with a building permit. Fuehrer also said she checked the two sign on Hwy 13 S near Ten Mile Creek. The north sign appears to be new and neither sign has a DOT identification number. A DOT person was not helpful in resolving this matter but did provide the owners phone number. Fuehrer said the owner claims to have permission from the Town to construct the signs; a sign permit for the either sign has not been issued by the Town.

Wipperfurth questioned the building setback requirements using the furthest projection rather than the foundation. He said to comply with the standards some odd-looking homes with very small overhangs/soffits are being built at Nepco Lake. Fuehrer said the UDC and all other building codes she is familiar with measure setback from the foundation.

Grygo handed out a draft of the lighting requirements; discussion was tables until next meeting.

Forbes said he recently had an opportunity to review data from the private well samples taken in May. Excessive nitrates were found in several samples, two of the higher samples were one on Lexus Lane at 20.6 ppm and one on Larry Ave. at 10.4 ppm. The EPA allowable limit for drinking water is 10 ppm.

Next meeting is scheduled for September 9, 2015, at 6:30 PM in the Town of Saratoga Town Hall. Motion by Snyder to adjourn, second by Barth, motion approved. Meeting adjourned at 8:45 PM.