

Town of Saratoga Plan Commission

November 30, 2011

Members Present

Dan Forbes, Chair
Tom Grygo, Secretary
Dave Barth
Gordon Wipperfurth,
Terry Hoffman
Lisa Klein
Sarajane Snyder
Lorelei Fuehrer, Alternate

Dan Forbes opened the meeting of the Town of Saratoga Plan Commission at 6:35 P.M. on November 30, 2011 in the Saratoga Town Hall. The meeting was officially noticed.

Motion by Klein to dispense with reading the minutes and accept the minutes of the September 28 meeting, second by Snyder, motion approved.

Forbes said the terms of Wipperfurth, Klein, and Fuehrer are expiring and asked if they would accept another three year appointment, all accepted. Forbes thanked them for their continued service to the Town.

Grygo presented a Town map prepared by the Wood County Planning and Zoning Department. The map shows all the land divisions, and roads in the town and is drawn to a scale of 1"=1/4 mile. Grygo suggested this scale map could serve as the Official Zoning Map for the town. One suggestion is eliminating the names of the subdivision roads, and dead end roads and also trails as the lettering obscures the land divisions. Fuehrer suggested keeping the larger lettering for the names of the state highways and major town roads. Grygo also presented an overlay of proposed residential and commercial zoning districts. Also shown on the overlay were the Managed Forest Land-open (MFL), and DNR properties. Grygo suggested than MFL parcels should be classified as non-residential on the proposed zoning map. Fuehrer suggested finding out when the MFL designation expires before making any decisions on proposed zoning for a particular parcel.

Barth asked if the written zoning plan would supersede the zoning map. Fuehrer said the written plan usually takes precedent.

A review of the uses and standards for the residential and commercial zoning district followed.

Snyder questioned the term “customary” under Conditional Uses, regarding home occupations. She asked if a business permit and a conditional use permit would be required. Fuehrer suggested changing the wording to “Home occupations that may create a nuisance”.

Wipperfurth questioned why the lot size for residential development is limited to one acre minimum, especially in a subdivision. Forbes said the one acre minimum lot size has been a town standard for many years, but did not recall any specific reason for this designation. Fuehrer said she would check with the Wood County Planning and Zoning regarding minimum lot size.

Questions were raised regarding the designation of R-1 and R-2 Residential One and Two Family Districts, since the designation appeared similar and were therefore confusing. Klein suggested changing to S-1 (for Suburban Residential) from R-1 and changing to R-1 (for Rural Residential) from R-2. Klein said the suburban and rural designation coincide with the Town Comprehensive Plan.

It was agreed to exclude accessory building as a conditional uses, and also change the part of the definition of “Accessory or Auxiliary Use or Structure” regarding a detached garage as follows: “In the case of a house *with a and detached garage on a lot, the accessory building is the garage is not considered an accessory building*”.

The following uses were removed from the commercial district conditional uses:

- “Veterinarians’ offices and facilities”
- Seasonal roadside stands for the sale of food products”

The next meeting of the Plan Commission is scheduled for May 9, 2012 at 6:30 PM in the Saratoga Town Hall

Meeting adjourned at 9:15 P.M.