

Town of Saratoga Plan Commission

November 18, 2014

Plan Commission Members

Dan Forbes, Chair	Excused	Dave Barth
Gordon Wipperfurth, Co-chair		Sarajane Snyder;
Tom Grygo, Secretary		Lorelei Fuehrer Alternate

Public Present

Jason O'Keefe	Donna Potter
Craig Zolnik	Ben Newby

PUBLIC HEARING

Gordon Wipperfurth opened a Public Hearing at 6:30 P.M. on November 18, 2014 in the Saratoga Town Hall for the consideration of a zoning change from Rural Residential to Commercial at 12715 Hollywood Road, requested by Jason O'Keefe. The public hearing was officially noticed.

O'Keefe said he wants to move part of his business to his home location at 12715 Hollywood Road. His reasons for this are;

- The current business location at 556 STH 73 is crowded

- Would move mechanical (repair) to home location

- No business to be conducted at home location

- GE Capital (commercial floor plan company) requires a commercial location

Ben Newby read a letter from his son Don Newby, 12445 Hollywood Road, in opposition to a zoning change.

Donna Potter, 12824 Hollywood Rd, was concerned about increased traffic as a result of moving part of a business to a residential area. Opposed to this zoning change.

Wipperfurth read a letter from Sarah and Emil Bryan, 12724 Hollywood Road, in opposition to the zoning change.

Snyder said the long-range plan was to cluster the businesses along the highway and reduce the number of spotty business sites.

Fuehrer said she understands O'Keefe plight that his current site on STH 73 is too small.

Wipperfurth said O'Keefe has been successful in growing a business, and it is time to find a different location to accommodate that business.

Wipperfurth asked if there were any further comments, finding none, he asked for a motion to close.

Motion by Barth to close the hearing, second by Snyder, motion approved. Wipperfurth closed the hearing at 6:45 PM

Wipperfurth opened a Public Hearing at 6:45 PM on November 18, 2014 in the Saratoga town Hall for the consideration of a zoning change from Rural Residential to Commercial at 1211 Highland Ave., requested by Craig Zolnik. The public hearing was officially noticed.

Zolnik said he wants to move his collision repair business from its current location to 1211 Highland Ave. He plans to build a new 40' x 60' pole building, to commercial standards, for his shop. The current pole building on site does not meet commercial building standards. Zolnik said he contacted as many neighbors as possible to discuss his plans and there was no opposition. No comments were received from the public either supporting or opposing this request.

Wipperfurth asked if there were any further comments, finding none, he asked for a motion to close.

Motion by Barth to close the hearing, second by Snyder, motion approved. Wipperfurth closed the hearing at 6:55 PM

PLAN COMMISSION MEETING

Gordon Wipperfurth opened the meeting of the Town of Saratoga Plan Commission at 6:55 P.M. on November 18, 2014 in the Saratoga Town Hall. The meeting was officially noticed.

Public in attendance, as noted above.

Motion by Snyder to accept the minutes of October 8, second by Barth, motion approved.

Wipperfurth asked for consideration of the request by Jason O'Keefe.

Fuehrer said she talked with Jason Gruenberg, Wood County Planning and Zoning Director, about changing Town zoning plan. Gruenberg said the Town has to update the Comprehensive Plan to reflect any proposed zoning changes before actually amending the zoning. He also said the Town needs to spell out in the zoning ordinance any commercial use in a residential district which may be granted by a conditional use permit (CUP). Gruenberg also said town zoning ordinance amendments require Wood County Board approval.

Snyder said she received two calls in opposition to the zoning change requested by O'Keefe; both were for reasons of increased traffic, safety, and noise.

Motion by Snyder recommending the Town Board deny the zoning change request by O'Keefe as the requested change does not meet the intent of the long range plan, second by Barth, motion approved.

Wipperfurth asked for consideration of the request by Craig Zolnik.

Fuehrer she could not recommend approval to the Town Board, as the request by Zolnik does not comply with the current Comprehensive Plan or Zoning Ordinance. Fuehrer asked Zolnik when he planned to construct the new pole building. Zolnik said in April. It was agreed the zoning should be changed to allow commercial development along STH 13.

Motion by Barth requesting Town Board permission to update the Comprehensive Plan regarding commercial development along highways 13 and 73, second by Fuehrer
A discussion followed regarding time required for an update of the Comprehensive Plan and revisions to the Zoning Ordinance. Barth withdrew his motion.

Motion by Fuehrer to request permission from the Town Board for the Plan Commission to update the Comprehensive Plan, second by Barth, motion approved.

Motion by Snyder recommending the Town Board approve the zoning change request by Craig Zolnik, second by Barth, motion approved.

Grygo presented proposed revisions to draft Nonmetallic Mining Ordinance. Changes involved;

Eliminating section 7 Infrastructure Agreement, and moving this language into section 6 Application forms and Attachments.

Eliminating sub section 10.4 Use of Town Roads. The information requested in 10.4 is also requested in the infrastructure agreement.

Revising section 14 Infrastructure Development Agreement regarding the above changes and incorporating reference to the Wood County Highway Maintenance Agreements.

Motion by Fuehrer requesting permission from the Town Board, for an attorney review of the draft Nonmetallic Mining Ordinance, second by Snyder, motion approved.

Wipperfurth said there is a school bus, advertising for drivers, parked at Pelter's, on STH 73,. He will contact the landowner asking the bus be removed.

Grygo said attorney Connie Anderson is leaving Stafford Rosenbaum at the end of the year to start her own firm.

Fuehrer said the DOT has denied a request for a sign on STH 73 between CTH Z and Church Ave.

The next meeting is scheduled for December 10 at 6:30 PM.

Motion by Barth to adjourn, second by Snyder, motion approved.

Wipperfurth adjourned the meeting at 8:30 P.M.