

# Town of Saratoga Plan Commission

February 9, 2022

Plan Commission Members	
Sarajane Snyder ,Chair	Dave Barth Excused
, Co-chair	Josh McDonald
Tom Grygo, Secretary:	Gordon Wipperfurth,
	Rob Borski, Alternate

Sarajane Snyder, Chair opened the meeting of the Town of Saratoga Plan Commission at 6:00 PM on February 9, 2022, at the Saratoga Town Hall. The meeting was officially noticed.

Motion by Wipperfurth to approve the Public Hearing and Plan Commission minutes of January 12, 2022, second by McDonald, motion approved.

## Comprehensive Plan

Dennis Lawrence of NCWRPC reviewed chapters 1 &2 of the Comprehensive Plan draft. Following are his comments and those of the Plan Commission:

Agreed to remove “agriculture” from the Background information

Table 1: 2019 date to be replaced with 2020 data

Wipperfurth asked if there was data verifying the decline in population

Snyder questioned the population decline saying there is more development in the Town than in previous years.

History section; add additional information as necessary.

Revise last sentence in “Soils” section to remove “good”

Discussion on location of non-metallic mine in the Town, Lawrence to check on this

Table 9: Commission asked for definition of status abbreviations

Snyder questioned definitions about groundwater, said there is no bedrock in most of the Town and no difference between surface water and groundwater. All the creeks were originally named by the indigenous people of the area, Ten Mile Creek was originally Iron Creek.

Discussion regarding agriculture, do not want mega farms would prefer to have small experimental and organic type farms.

Remove the word “agriculture” from the Policies section.

Discussion about regulating density. Lawrence said density based on parcel splits usually does not work in rural areas and is usually reserved for subdivisions with less than one acre lots.

Density is better regulated by zoning

Lawrence asked the Plan Commission to further review Chapters 1 & 2 specifically the goals and objectives and make any additions and corrections necessary which will be reviewed at the April meeting.

The next meeting regarding the Comprehensive Plan draft update will be on April 1st at 6:00 PM

## VanDerHeuvel business permit

Dr. Nikki said she is looking to purchase property (parcel 1800045B) on Townline Rd, west of 48<sup>th</sup> as her residence and place of business as an Animal Chiropractor. She said her clients are mostly dogs and estimates she treats about 25 per month. Discussion about locating a driveway as plans are to locate a driveway on the west side of the property adjacent to a driveway on the neighboring property. It was suggested having a buffer between the driveways for privacy and snow removal. Sufficient turning space and parking will be provided at the end of the driveway.

Motion by Borski to recommend Town Board approval of a business permit application by Dr. Nikki VanDenHeuvel for a home-based animal chiropractor business contingent upon having a buffer between a proposed driveway and an existing driveway on adjacent property, second by McDonald, motion approved.

#### Wondzell CSM

Discussion regarding access via easements. Wipperfurth said an easement needs to be shown on the CSM for the future extension of Evergreen Avenue. Grygo questioned why a cul-du-sac was not shown on the west end of the proposed 66' right-of-way between lots 2 & 3. It was agreed the cul-du-sac would be required upon division of the remaining parcel on the west one-half of the property.

Motion by McDonald recommending Town Board approval of CSM by Al Wondzell contingent upon approval of zoning change and adding easement of 33' along the south boundary of Lot 4 for future continuation of Evergreen Avenue, second by Wipperfurth, motion approved

#### Pauline LaBarge business permit

Motion by McDonald to recommend Town Board approval of a business permit by Pauline LaBarge for pet grooming business, second by Wipperfurth, motion approved.

#### CSM extension

Review letter from Adam DeKleyn, County Planner regarding a 60-day continuing extension for CSM review by the Town. Also discuss the pro and con of developing a Town land use ordinance.

#### Information from Commission Members

Wipperfurth said he will be absent next month. He also said the Wakely group is meeting Saturday February 12 to discuss their 5–10-year plan which may include working with the Town to further develop the Historic Wakely site with town citizen involvement.

#### Public Comments

None

The next meeting is March 9, 2022

Motion by McDonald to adjourn second by Wipperfurth meeting adjourned 8:01 PM