



Plan Commission Meeting Minutes

June 10, 2026

Member's Present: Dan Forbes, acting as Chair, Rob Borski, Criste Greening, Patty Heeg, James Schwake, Angie Jochimsen, and Adam Miller. Chairman Joshua McDonald excused absent.

Also Present – Lorelei Fuehrer, Zoning Administrator, and various Town Residents.

Acting Chairperson Forbes called the meeting to order at 6:00 PM and declared a quorum.

Item #3. Public Comment. No Public Comment was made.

Item #4. Approve minutes for May 13th, 2026 Meeting. A motion was made by Patty to approve the minutes with one correction of a date. 2nd by Angie. Motion passed unanimously.

Item #5. Storage Unlimited, 1335 Ranger Rd Parcel #1800098DA request for multiple storage containers during construction. Discussion by the plan commission, with primary concern of property owner identified as protection of equipment and materials. A motion was made by Adam to allow up to 5 total storage containers on site during construction of the first building only, not to exceed the two year current building permit. 2nd by James. Motion passed unanimously.

Item #6. Storage Unlimited, 1335 Ranger Rd Parcel #1800098DA, state approval discussion. Plan Commission reviewed with no necessary action needed.

Item #7. Re-zoning Request for Mark Kitowski, Parcel #1800385, 1800476, and 1800489. Discussion took place with concerns of the plan commission members heard. Primary concern being the risk of losing too much of the current Rural Preservation land (5-acre minimum lot size) to developments with smaller lot sizes. A motion was made by Adam to recommend approval to the Town Board, of this re-zoning request, pending the results of the public hearing. 2nd by Angie. Motion passed 4-2.

Item #8. Preliminary Plat – Secluded Acres, Mark Kitowski, Parcel #1800385, 1800476, and 1800489 (contingent on zoning) The plan commission discussed and found no issues with this plat, so long as re-zoning is approved. No action taken at this time.

Item #9 Plat for C&C Acres, Courtney Goodwin, Parcel #1800492. A motion was made by Criste to recommend approval to the Town Board of this Plat for C&C Acres. 2nd by Rob. Motion passed unanimously.

Item #10. Camping on Developed Property Guidelines. This item was briefly introduced and will be tabled to next meeting as a future agenda item.

Item #11. Discussion of ATC Transmission Line. A new map was presented that shows where current lines and rights of way (ROW) pass through Saratoga. There is a project in 2027 to expand those existing ROWs by 30-50 ft each. Residents impacted will be getting a letter and a check for the project. No action needed by PC.

Item #12. Commercial Outdoor Storage Guidelines- Addition to Zoning Ordinance. This topic was quickly re-stated to clarify, for properties with the approved conditional use of storage unit facilities only. We will create guidelines that ensure clean and orderly outdoor storage of certain vehicles and equipment. This topic was tabled as a future agenda item.

Item #13. Revision to Mobile Home Ordinance. The PC discussed this topic and a motion was made by Criste to recommend approval by the Town Board, additional language to be added to the Mobile/Manufactured Home Ordinance. 2nd by Patty. Motion passed unanimously.

Item #14. Saratoga Solar – Battery Storage Discussion. PC continues to develop our environmental protection ordinance in relationship to Solar and other potential development projects. Invenergy has not provided the previously requested studies they referenced two meetings ago, nor answered some of the PC's specific questions related to water on site, contamination prevention, lighting, access, etc. The Joint Developers Agreement requires the Developers to work with the Town, in conjunction with industry standards, to safely include Battery Storage in the Saratoga Solar project. The health and safety of the town and its residents are paramount to the PC.

Item #15. Town Building Updates. Town is receiving multiple bids for the engineering and bidding documents, since timeline allows. Financing has been arranged and work may begin as early as late fall after the fall election is completed.

Item #16. Home Based business request – Bakery Townline Road. No formal request was made, but PC responded favorably to expanded activities, bringing the operation out of the basement and into an adjacent building on the same property. We will review a site plan when one is ready.

Item #17. Information and Announcements. Plan commission members identified a couple of properties in the town which need to be contacted by The Constable for remedy. Also – concerns were relayed through Rob from numerous residents as to the various negative impacts the Solar Developments have had on the Town.

Item #18. Future Agenda items will include Camping Ordinance Revision for Developed Properties, Conditional Use – Storage Units with Outdoor Storage, Saratoga Solar Discussion, Environmental Protection Ordinance, Town Building Updates, Town Recreation Ad Hoc Committee updates.

Next meeting is scheduled for July 8th, 2026, at 6pm.

With no further business on the agenda, a motion was made by Patty to adjourn. 2nd by Criste. Motion passed unanimously. Meeting adjourned at 8:30 pm.

Respectfully Submitted,

Adam S Miller, Secretary

Plan Commission