

# Town of Saratoga Plan Commission

March 11, 2020

Plan Commission Members	
Dan Forbes, Chair	Dave Barth
Gordon Wipperfurth, Co-chair	Sarajane Snyder :
Tom Grygo, Secretary: Excused	

## Public Hearing

Dan Forbes opened the public hearing at 6:30 PM on March 11, 2020 at the Saratoga Town Hall for a request to rezone parcel 1800739 located in section 21, T21, R5E being part of NW SE, consisting of 40 acres, on Church Avenue from Rural Preservation district to Rural Suburban district. The public hearing was officially noticed.

Grygo said the rezoning request was consistent with the Comprehensive Plan Future Land Use Map which has the subject parcel designated as Rural Suburban. Miles (project developer) presented a revised plan showing a shorter entry road and two less building sites than the original plan he presented to the Plan Commission on February 12. He also said there will be covenants and has requested the rezoning to have the most restrictive zoning for the proposed subdivision. Hearing no further questions Forbes asked for a motion to close the public hearing. Motion by Barth to close the public hearing, second by Snyder, motion approved. The public hearing was officially closed at 6:35 PM.

## Plan Commission

Dan Forbes opened the Plan Commission meeting at 6:36 PM following the public hearing, the meeting was officially noticed.

Motion by Snyder to approve the minutes of February 12, 2020, second by Wipperfurth, motion approved.

Motion by Barth recommending the Town Board approved the rezoning request for parcel 1800739, second by Snyder, motion approved. A discussion of the cul-du-sac turn radius followed. The Wood County Subdivision Ordinance permits a maximum road length of 720'. A road length over 720', ending in a cul-du-sac, requires a review by public safety, which originally resulted in a larger turn radius for the proposed subdivision plan.

Jamie White presented a revised site plan showing the entrance road relocated further east, and additional building setback from Hwy 13. She said the construction would begin on the east side of the property and move west and may eventually have commercial buildings (coffee shop) fronting Hwy 13 rather than storage buildings.

Motion by Wipperfurth to accept the revised plan second by Barth, motion approved.

Lucas Greenway presented a site plan and also building elevation and floor plan for a proposed event center on the former Clancy's property. Greenway said he has an option to buy from the property owner. His focus is weddings and will not have a liquor or beer license but would allow bar setups with licensed bar tenders paid for by the patrons. All food served would be catered. Estimated construction start is October this year. Future plans may include lodging and storage facilities.

A discussion followed regarding the floor plan and events other than weddings, with the ability to partition off some of the floor space as needed. Wipperfurth offered to discuss alternate building plans with Greenway. Handicapped access from the parking lot to the building was also discussed.

The Grand Rapids "road ordinance" was reviewed. Wipperfurth commented if a Saratoga ordinance is more restrictive than an adjacent town ordinance, reasons for the additional restrictions should be stated in the Saratoga ordinance. Forbes provided members with a copy of the town road ordinance for review and discussion at the next meeting.

Wipperfurth presented examples of a draft stationary, envelope, and business cards for the town. Motion by Snyder to recommend the Town Board authorize Heidi Kawleski, Town clerk to work with Erin Schraeder from Neumark and create final details to Town stationary, envelopes, and business cards. Final draft to be presented to Plan commission for review, second by Wipperfurth, motion approved.

Wipperfurth presented information he received on Blue water landings and the potential for grant funding. He also questioned why no one from the town is on the Public Works Funding Task Force. Discussion followed. Wipperfurth to continue exploring potential grant opportunities and report at the next meeting.

Forbes said Wood County is now part of the North Central Regional Plan Commission. The state budget included money for local improvement projects and over 1000 applications were received, not all requests were funded. The level of funding was reduced to 70/30 from 90/10, indicating a need for additional local improvement dollars. Wood County did receive one grant.

The next meeting is April 8, 2020.

Motion by Barth to adjourn second by Snyder, meeting adjourned 8:50 PM