

## Town of Saratoga Plan Commission

October 14, 2020

Plan Commission Members	
Dan Forbes, Chair	Dave Barth
Sarajane Snyder, Co-chair	Josh McDonald
Tom Grygo, Secretary	Gordon Wipperfurth, Alternate

### Public Hearing

Dan Forbes opened the public hearing at 6:30 PM on October 14, 2020 at the Saratoga Town Hall for a request to rezone Lot #4 of WCCSM #10757, parcel 18005198BD, from Rural Preservation to Highway Commercial. The public hearing was officially noticed.

#### Public Comments

Lorelei Fuehrer, Zoning Administrator, said the application for rezoning does meet future development for Hwy 13, however, the main reason for the request is the potential for increased value. She does have concerns about the potential for additional commercial traffic on Blue Ridge Lane as this is the only access to the property at this time. Fuehrer was also concerned about protecting the burial site located on the property.

Steven Racine said he is opposed to rezoning the property to commercial due to possible increased traffic and safety due to the hill on Hwy 13 just north of the intersection with Hwy 13 and Blue Ridge Ln.

Dave Ryun is concerned that no specific development is planned for the property and the only reason for rezoning request is the landowners desire for a potential increase in the property value. He is also concerned about traffic safety at the intersection of Hwy 13 and Blue Ridge Ln.

Matt Lybeck wants to see a site plan for the site before agreeing to rezoning the property. General comments were made about drainage and onsite water retention. Barth commented if there is a problem with drainage the Plan Commission will need to review a development site plan before considering rezoning the parcel. Snyder also commented about the safety of the intersection with the potential for increased traffic.

Forbes called for any additional comments, none were received.

Motion by Grygo to adjourn the Public Hearing, second by Barth motion approved. Forbes adjourned the Public Hearing at 6:50 PM.

### Plan Commission

Dan Forbes opened the Plan Commission meeting at immediately following the public hearing, the meeting was officially noticed.

Motion by Snyder to approve the minutes of September 9, 2020, second by McDonald, motion approved.

#### Rezoning Request

Barth said he is opposed to the rezoning request as there is no development plan (site plan) for the property. Wipperfurth commented commercial property should have a commercial access. Discussion followed regarding access, safety, and development consistent with the Comprehensive Plan, and a need for a site plan showing future development.

Motion by Barth recommending the Town Board oppose the rezoning request for parcel 18005198BD Lot 4, second by Snyder, motion approved (5-0)

#### Hidden Chapel

Discussion centered on the turn radius for the cul-du-sac. Forbes noted the road is listed as Voit Trail. The "Trail" designation is reserved for private roads and serves as a locator for emergency services. He said the Town Board has the authority to change the name of the road.

Motion by McDonald to approve the subdivision plan with a road name change second by Snyder, motion approved (5-0).

#### CSM 48<sup>th</sup> Street

Review three CSM for subdivision of the property. Discussion followed.

Motion by Barth recommending approval by the Town Board of each CSM, second by McDonald, motion approved (5-0).

#### Dennis Rogers CSM

Prior to the meeting, Rogers provided the Town Clerk with a revised site plan prepared by Matt Alft, showing the location of the septic system for each dwelling, and the proposed lot line dividing the property into two lots. A discussion followed centering on the location of the septic system for the south dwelling being located on the north lot. Rogers said Jeff Brewbaker, Code Administrator, Wood County Planning & Zoning, will issue a variance for the septic systems, upon approval of the CSM by the Town Board. The Plan Commission requested Rogers provide a legal agreement for current and future landowners agreeing to the location of the south lot septic system on the north lot.

Motion by Snyder recommending the Town Board approve the CSM with the condition of a legal agreement for current and future landowners agreeing to the location of the south lot septic system on the north lot, second by McDonald, motion approved (5-0).

#### Comprehensive Plan

Grygo presented a draft outline for amendments to the comprehensive plan. Discussion followed. Wipperfurth suggested any direction for updating the comprehensive plan should come from the Town Board and not the Plan Commission.

#### Canoe/Kayak access

Wipperfurth said Hoffman said he will start the Nepco Lake access project soon. Forbes said he inspected the Wakely bridge with a contractor and it was determined that no bridge mats were necessary. The plan is to have Hoffman pile gravel in the parking lot the gravel will be transferred over the bridge with small trucks or tractors.

#### Public comments

Lorelei Fuehrer said she is retiring as the Town Building Inspector in July 2021. She expressed a desire to stay on as the Zoning Administrator which the Plan Commission accepted.

Information from commission members, none.

The next meeting is November 11, 2020.

Motion by Snyder to adjourn second by McDonald, meeting adjourned 8:30 PM