

Town of Saratoga Plan Commission

April 13, 2022

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

In the absence of the Chair and Co-Chair, Tom Grygo, Secretary opened the meeting of the Town of Saratoga Plan Commission at 6:30 PM on April 13, 2022, at the Saratoga Town Office. The meeting was officially noticed.

Motion by McDonald to approve the March 9 meeting minutes, second by Borski, motion approved.

Ruesch CSM

Ruesch said the CSM design was completed with assistance from Wood County Planning and Zoning. There was a discussion about the design, especially the three driveways. Ray Bossert said the CSM is a first phase and not the final plan and is not an approval to proceed with building any dwellings. Motion by Borski to reduce the lots from four to two, motion died for lack of a second.

Motion by Wipperfurth to recommend Town Board approval of the Ruesch CSM, second by McDonald, motion approved 4 Yes, Borski No.

While the motion was approved most of the members said they did not approve of the design or number of lots created. However, the CSM meets the current Zoning Ordinance regarding minimum lot size and permitted uses. The need for revising lot size and restricting duplex development to Suburban Residential was discussed.

Jan Baker CSM

Motion by McDonald to recommend Town Board approval of the Baker CSM, second by Barth motion approved.

Julie Pisula CSM

Discussion centered on the fact that approximately 1/3 of the total acreage is driveway and the design may result in future problems with selling the property. It was agreed this design is a good example of requiring a minimum frontage of more than a 33' access for all lots.

Motion by Wipperfurth to recommend Town Board approval of Pisula CSM, second by Barth, motion approved

Michelle Lee CSM

Motion by McDonald to recommend Town Board approval of Lee CSM, second by Wipperfurth, motion approved.

Future Land Use Map

Raymond Bossert reviewed the proposals and revision from the Town Board with the committee. It was agreed to stop Highway Commercial at Tower Road and remove Light Commercial from the southern end of Hwy 73 to the county line. A question was raised about the additional acreage designated as Farmland Preservation district. Bossert said it was to accommodate hobby farm development. Grygo commented there are existing "hobby farms" throughout the Rural Preservation District and future "hobby farms" should not be confined to one area.

Minimum Lot Size

Grygo commented that a single minimum lot size created the problems we saw with three of the CSM requests reviewed tonight; overdevelopment in the Rural Preservation District and 33' access to back lots. A recommendation is for lot size based on preserving the character of the Zoning District. It was suggested that a maximum ratio of 4/1 (length of lot to width) be considered for the Rural Preservation District as a means of preventing long narrow lots. Bossert said that 11 percent of existing lots in the Town are less than one acre. The committee asked Bossert to develop a options for revising the lots sizes for Suburban Residential, one acre, Rural Residential, 3 acres, Rural Preservation 5 acres with consideration for a maximum length to width ratio, and possibly a minimum road frontage, along with excluding the right-of-way in the calculation of total lot size.

RFP Review

Borski volunteered to serve on the committee with Grygo representing the Plan Commission. McDonald will also serve as a Plan Commission representative if Grygo must recuse because of past relationships with planning consultants who may a RFP.

Information from commission members

Barth presented a letter resigning from the Plan Commission.

Wipperfurth gave a report on the Wakely site. He suggests working more closely with this group. We should define how involved the Town Would be in future improvements and developments at the site which include expanding bank fishing, creating walking trails, a pavilion, warming shelter, and public restrooms.

Grygo commented the unapproved SPARKS minutes for March 21 have not been received.

Public Comments

One comment was received objecting to the Ruesch CSM

The next meeting is May 11, 2022, at 6:00 PM Dennis Lawrence NCWRPC will present additional draft chapters of the Comprehensive Plan.

Motion by Dave Barth to adjourn second by McDonald meeting adjourned 8:20 PM