



Plan Commission Meeting Minutes 12/13/23

Attendees: Chair-Gordy Wipperfurth, Rob Borski, Josh McDonald, Brian Hamm, Criste Greening, Terry Rickaby, Dan Forbes, Nancy Koch

Chair Wipperfurth called meeting to order at 6:00 pm. A quorum was declared present.

Motion by McDonald to approve minutes from the 11/08/23 Plan Commission meeting. 2nd by Greening. All approved.

Reviewed the Kiedrowski CSM using old ordinance verbiage. Rickaby made motion to approve and send to Town Board. 2nd by McDonald.

Reviewed Wondzell CSM. Questions arose concerning existing cement slabs present on Lots 2 and 3 regarding setbacks, and whether or not it meets County Standards for buildings being included on CSMs. (Should Saratoga consider adding the same requirement in our Zoning??) Forbes made motion to approve Wondzell CSM on contingency that the cement slabs meet the Town's Property Line Setback Standard. Hamm 2nd.

It was suggested that frontage roads be addressed on the next agenda.

The group, along with Zoning Administrators Fuehrer and Rose discussed changes to Camping Ordinance DRAFT. Those items included:

- * Add "Undeveloped Land" in the Section 4 Definitions.
- * Remove "(excluding utilities and outbuildings)" in Section 2 Purpose.
- * Greening expressed concern that Park Models might be used to skirt the Mobile Home Ordinance.
- * A 50 foot setback (all sides) was decided for all Zoning Districts.
- * Hamm questioned the elimination of "registration" in Section 5 Regulations (5.1 a.) Lengthy discussion ensued with some disagreement relating to Long Term/Short Term registration requirements. Next DRAFT to eliminate "Long Term/ Short Term designation.
- * Section 5.1 i. (add " must be maintained").
- * Section 5.3 a. and 5.4 f. (add "year-round" occupancy prohibited").
- * Site Plan on page 5 h. (remove "2 times").
- * Greening would like to see a box on the registration form indicating that the camper has read and understands the Driveway Ordinance. Include copy of Driveway Ordinance

with registration form.

- * Zoning Administrator to collect registrations from drop box and ensure proper completion including name, phone, and email address before filing.
- * Rickaby suggested that the Town road crew report any campers without driveways.

PC Chair Wipperfurth presented all members with a packet that included the current Saratoga Driveway Ordinance from 2017, along with a “Flow Sheet” highlighting order of TITLE/PURPOSE, AUTHORITY, ADOPTION, and DEFINITION, and sections of the 2017 Ordinance to be included in the DRAFT for an updated ordinance. Zoning Administrator Rose to reference Wood and Tyrone County ordinances and rewrite the DRAFT with an expected emailing date to PC members by 1/31/23.

Borski suggested that “temporary” driveways with language related to “inspections” be included in the Driveway Ordinance DRAFT.

Town Chair Fuehrer conveyed to PC that the Board has received notice that multiple residents are requesting installation of Portable Storage Containers on their property. These containers, in some instances, are being used in lieu of garages for permanent storage. After a short discussion, it was decided that the Town Board would update the building code to address this issue.

Agenda items for the 1/10/24 Plan Commission meeting to include Camping and Driveway Ordinances.

Next meeting date set for 12/13/23.

Motion to adjourn by Josh McDonald. 2nd by Forbes. Motion passed unanimously and meeting adjourned at 8:30 p.m.