

# Town of Saratoga Plan Commission

May 13, 2015

Plan Commission Members	
Dan Forbes, Chair	Dave Barth
Gordon Wipperfurth, Co-chair, Excused	Sarajane Snyder;
Tom Grygo, Secretary,	Lorelei Fuehrer Alternate
Public Present	
John V. Kneer, Rettler Corp	
Fritz Schierl, Team Schierl	
Julie Schierl, Team Schierl	
Marlene Gaden	

Dan Forbes opened the meeting of the Town of Saratoga Plan Commission at 6:30 P.M. on May 13, 2015 in the Saratoga Town Hall. The meeting was officially noticed.

Forbes questioned the expiration date of May 15 for the Golden Sands Dairy building permit. Fuehrer said the permit expires on May 23. Motion by Snyder to approve the April 8, 2015 Plan Commission minutes, as revised, second by Fuehrer, motion approved.

John Kneer presented plans (site, storm water/grading, building elevation, planting) for the proposed Schierl convenience Store/Subway located on the former Pelot site at the south west corner of STH 13 and 73. Schierl has also purchased the adjacent lot to the west on STH 73 and will incorporate it into the new site.

Specifics include:

- A full service, gas and diesel, convenience store with a Subway Restaurant
- Three entry/exits are proposed with approval from DOT, two on STH 73 and one on STH 13 south
- Two on-site signs, one on STH 13 and one on STH 73
- Proposed building floor is 1'-4" above the existing building floor and will be the highest point on site
- Storm water will drain into grass swales, and existing storm water drain, no detention pond
- Storm water calculation were based on a 100 year flood event per DNR requirements
- Planting will be some canopy trees along the highway side of the property and low shrubs to shield headlight spill onto STH 13
- Lighting on site will be LED down lighting with 0 spill at the property boundaries
- The entrance/exit on STH 13 south will be right turn in, right turn out only.
- Hours of operation are proposed for 5 am to 12 am
- Asbestos is in the buildings on site and will be professionally removed before any demolition may start
- Construction is scheduled for June with opening in October of this year.

Fuehrer asked about the possibility of a RV dumping station on site. Fritz Schierl said he might consider this. A discussion followed regarding parking within the site triangle. According to Kneer, DOT does not consider the parking in the vision triangle an obstruction.

Schierl asked about the availability of a beer and liquor license, Forbes said the Town has one available license.

The committee thanked Kneer and Schierl for their presentation.

Fuehrer said a representative of Wakley House has asked about constructing a cold storage pole style building on site. Since this will not be a historical building, a building permit is required.

Dave Johnson, 560 10 Mile Ave. contacted Fuehrer about constructing a 24' x 30' storage shed as an addition to an existing 24' x 40' pole building. The committee agreed with her decision to approve the addition.

Fuehrer said the owner of the property on the northeast corner of STH 13 and 73 wants to display and sell sheds at this location. Since the property is zoned commercial this is permitted.

Forbes thanked Barth for his email to Mike Zurfluh regarding a residential dwelling in the shelter-building basement at Pirco. Fuehrer said she sent a letter to Zurfluh stating a residential dwelling has to meet the UDC (Uniform Dwelling Code) and outlining permits required.

#### Zoning Revisions

5.1.41 b. There are no visible indications a home occupation is being conducted on the premises.  
Revised

There are no visible indications, except as noted in c, that a home occupation is being conducted on the premises.

5.1.4.1 c Any sign advertising the home occupation is no larger than 4 square feet.  
Revised

Any sign advertising the home occupation is no larger than 6 square feet.

A discussion followed regarding 5.1.4.1 b regarding its meaning and intent. It was agreed the residence or accessory buildings should not have a visible display, sales or work area or be modified so as to give the appearance of other than a residential dwelling.

5.2.2 m Accessory buildings exceeding 200 sq. ft. in area, constructed as pole building, or having exteriors of corrugated steel or aluminum.

Delete 5.2.2 m (conflicts with Town building code and authority of building inspector)

5.2.3

g. Maximum lot coverage	
Principal Building	30%
Accessory buildings	5%

Revised

g. Maximum lot coverage	
Principal Building	30%
Accessory buildings	5% (maximum 2000 sq. ft.)

There was a discussion about adding a section regarding nighttime lighting. Grygo said he would research this and report to the Plan Commission at the next meeting.

Next meeting is scheduled for June 10, 2015, at 6:30 PM in the Town of Saratoga Town Hall.

Motion by Barth to adjourn, second by Snyder, motion approved. Meeting adjourned at 8:40 PM.