

Town of Saratoga Plan Commission

December 11, 2013

Plan Commission Members

Dan Forbes, Chair Absent	Dave Barth
Gordon Wipperfurth, Co-chair	Sarajane Snyder; Absent
Tom Grygo, Secretary	Lorelei Fuehrer Alternate

Public Present

Daniel and Liz Meddaugh

Gordy Wipperfurth opened the meeting of the Town of Saratoga Plan Commission at 6:30 P.M. on December 11, 2013 in the Saratoga Town Hall. The meeting was officially noticed.

Wipperfurth asked to proceed with Public Comments as the next agenda item in order to take comments from Dan and Liz Meddaugh, no objections were raised.

Dan and Liz Meddaugh, 404 Edgewood Lane, said they plan to purchase approximately 0.69 acres from Jerry Bronson, 406 Edgewood Lane and start a car dealership, and said they would like to have the property rezoned from Suburban Residential RS-1 to Commercial CD. They currently operate Straight Line Auto, an auto body repair business at 404 Edgewood Lane. With the purchase of the additional property they are planning to fence a portion of the property, not add an additional business sign, and add night lighting.

Fuehrer said Meddaugh had talked with her about applying for a change in zoning designation, and she had discussed the requirements for applying for a change of zoning designation with them and prepared a list of adjacent landowners which the Town will contact regarding the proposed change. Wipperfurth suggested Meddaugh contact Wood County Highway Department regarding the actual location of CTH Z right of way and also ask about the future plans for CTH Z expansion and the possibility of adding a bicycle lane along CTH Z connecting with the proposed CTH Z bicycle lane in Adams County. As part of the zoning change application Meddaugh was asked to provide a copy of the property land survey including dimensions showing the size of buildings, setbacks, and other requirements as listed in the Town of Saratoga Zoning Ordinance. Since the change of zoning designation was not an agenda item, no action was taken by the Plan Commission.

Grygo presented draft revisions to the Sign Ordinance regarding existing signs and the delayed effective date. A discussion followed, it was agreed the definition for Permanent Sign, and Substantial Change, be added to the definitions Section 2 of the Sign Ordinance. There was a lengthy discussion about adding a section to the ordinance regarding “existing nonconforming” signs. Since the original intent of the delayed effective date was to consider extensions on a case-by-case basis, and the proposed “existing nonconforming” wording did not address this directly, the Plan Commission agreed to have Connie Anderson, Attorney, recommend any additional language regarding a delayed effective date extension which may be required in the ordinance.

Fuehrer said Craig Zolnik did not purchase the property at 5009 Mill Avenue and would not be moving his collision repair center.

Grygo demonstrated tracking pending legislation using “thewheelerreport.com”. He also mentioned that Tim Hintz Automotive has a new permanent sign which replaces a portable sign, and there is a new sign on CTH U advertising a storage facility.

The next meeting is scheduled for January 15, 2014.

Motion by Barth, to adjourn, second by Fuehrer, motion approved

Wipperfurth adjourned the meeting at 8:35 PM