

# Town of Saratoga Plan Commission

August 13, 2014

## *Plan Commission Members*

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

## *Public Present*

Richard Pickens  
Herbert Wagner  
Eight Others

## PUBLIC HEARING

Dan Forbes opened a Public Hearing at 6:30 P.M. on August 13, 2014 in the Saratoga Town Hall for the consideration of a Conditional Use Permit requested by Richard Pickens/Calvary Chapel, 3350 Evergreen Ave, Wisconsin Rapids, to erect a 80' low power FM antenna. The public hearing was officially noticed.

John Krutzik, 3521 Evergreen Ave., Wisconsin Rapids questioned why the tower is necessary.

Richard Pickens, Pastor, Calvary Chapel made the following comments;

He has filed with the FCC for a low power(100 watts) FM station

The station will have limited reach, about 8 miles

Purpose is to broadcast Christen music and teaching; EMS or others could also use the station for community service

There are similar radio station towers in Wisconsin Rapids

The tower is self-supporting, no guide wires

The tower would be located adjacent to the southeast corner of the church building

Height is 80 feet

Krutzik said there are pine trees in the area 80, high or taller.

Barth asked Pickens if he has checked with the FCC regarding the height of the tower as a potential conflict to the airport. Pickens said the FCC considers objects 120' or higher as a potential obstruction for an airport and requires the object to have lights.

Krutzik questioned the maintenance of the tower and also the possibility of the church moving

Pickens said he has been pastor of the Calvary Chapel for eight years. Ten years ago the building was for sale and the congregation about \$140,000 in debt. Calvary Chapel took over the church eight years ago, changed the organization to a self governing, non-denominational church, paid off the debt, repaved the parking lot, and renovated the interior of the building to comply with current building codes. As pastor he plans to remain at the current location for the next 20-25 years.

Fuehrer said the church is well maintained and the proposed tower will be about the same height as the TV towers previously found on most homes in the area.

Krutzik said he sees no reason for the tower, questions the ability of the owner to maintain the appearance of the tower, is concerned about the effect of the tower on his property value and is opposed to granting the CUP.

Hearing no other comments or questions Forbes asked for a motion to close the public hearing; motion by Barth to close the hearing, second by Snyder, motion approved, Forbes closed the public hearing at 6:51 PM.

#### PUBLIC HEARING

Dan Forbes opened a Public Hearing at 6:52 P.M. on August 13, 2014 in the Saratoga Town Hall for the consideration of a Conditional Use Permit requested by Herbert Wagner, 3320 Pioneer Dr., Wisconsin Rapids, to locate a double wide manufactured home on a slab with an attached garage. The public hearing was officially noticed.

Fuehrer said the reason the CUP request was the zoning ordinance requires a CUP before locating a manufactured home in a residential district. She said there are no problems with this request.

Barth asked if there are any buildings currently on the property, Wagner said the property is vacant.

Snyder asked if resale and utilization of the building without a basement had been taken into account. Wagner said his wife has some physical limitations and they do not use their current basement and do not want a basement in the new house.

Grygo asked if a frost wall is required. Fuehrer said the building codes for manufactured homes have recently changed and frost walls are not required.

Hearing no other comments or questions Forbes asked for a motion to close the public hearing; motion by Barth to close the public hearing, second by Snyder, motion approved, Forbes closed the public hearing at 6:58 PM.

A discussion of the two CUP requests followed. Motion by Barth to recommend to the Town Board approval of both CUP requests (Pickens, and Wagner) contingent upon applicants meeting all other governmental requirements, second by Snyder, motion approved (5-yes, 0-no)

#### PLAN COMMISSION MEETING

Dan Forbes opened the meeting of the Town of Saratoga Plan Commission at 7:09 P.M. on August 13, 2014 in the Saratoga Town Hall. The meeting was officially noticed.

No public attendance.

Wipperfurth requested the comment “FCC rules limit the tower to 70 feet” be struck as documentation to this effect could not be found. Motion by Wipperfurth to accept the minutes of July 9, as amended, second by Snyder, motion approved.

Grygo handed out a revised draft of the Nonmetallic Mining Ordinance consistent with the style of the Town Zoning and Sign Ordinances. Suggested revisions were reviewed and approved. There was a discussion about additional sections necessary to complete the ordinance. Grygo suggested having an outline of the draft ordinance before proceeding further, and offered to prepare outlines of the ordinances being used as references.

Grygo asked about the status of the previous CUP requests from Zolnik, and Doescher. Fuehrer said both requests have been withdrawn.

The next Plan Commission meeting is scheduled for September 10, 2014 in the Town of Saratoga Town Hall.

Motion by Barth to adjourn, second by Wipperfurth, motion approved.

Forbes adjourned the meeting at 8:55 P.M.