

VILLAGE OF SARANAC
PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING MINUTES
July 1st, 2019

The Planning Commission Regular Meeting was called to order at 7:04pm on July 1, 2019, by Acting Chair, David Shaw.

The meeting was opened with the Pledge of Allegiance.

Present: Bush, Klutman, Shaw, & Tlapek
Absent: None
Guests: Jana Broughton, Jeff Broughton, Dan Brown, Martha Brown, James Darby,
Sharon Darby, Nick Grifhorst, Timothy Johnson, Kevin Moore, Jeanne
Vandersloot, Jim VandenBerge

Motion was made by Klutman, supported by Tlapek, to approve the agenda for the meeting. All yeas.

Motion was made by Klutman, supported by Tlapek, to approve the June 5th, 2019, Regular Meeting Minutes. All yeas.

Motion was made by Klutman, supported by Tlapek, to open the Public Hearing at 7:07pm.

Timothy Johnson of MainStreet Planning gave an overview of the proposed amendment to the Master Plan.

Martha Brown, a resident from Center Street, said that she likes the idea of removing the old school building and plotting out the land for houses. There were no further comments from the public.

Motion made by Klutman, supported Tlapek, to close the Public Hearing at 7:16pm.

Klutman stated that he would like to see housing go in at the Vosper Street property, but no developer has been willing to take on such a project.

Sharon Darby, Saranac Village President, explained that the Village had looked into tearing the building down but at the time the return on investment did not make the project feasible for the Village to undertake. Darby also explained that the purpose of the Master Plan amendment is to open up more options for the Vosper Street property as it is currently zoned residential. The Village Council is taking a proactive approach for future buyers.

Motion made by Klutman, supported by Bush, to recommend the adoption of the 2019 Master Plan to the Village Council. Roll call vote – all yeas.

Kevin Moore was present representing the prospective buyer for the Vosper Street property. Alongside him was Jana Broughton, a senior care specialist and Jim VandenBerge, the architect

for the proposed project. They explained that the main proposed use for the property is to turn it into an assisted living facility with memory care options and independent living facilities as well. They want to make sure to incorporate a community mix into the building. This may lead to a possible coffee shop, community center, gym/workout center, or day-care options within the facility. The outdoor space may be used as a garden for the residents as well. Moore explained that one use will not fulfill the full use of the property. Due to the density of the proposed Master Plan amendment being five units per acre, Moore feels that may not be sufficient for their intended purposes.

Jana Broughton, a senior care specialist, said that licensing could start quickly with the first phase of the proposed project opening within the next year. The proposed plan for the building is a three-phase project at this time. In the end, the facility could easily employ sixty full time employees.

Jim VandenBerge, the architect for the proposed Vosper Street project, explained the three-phase project. VandenBerge also stated that he would like to see more than 5 units per acre allowed, to avoid applying for a variance later on.

Johnson was asked questions about how to proceed if there is to be a change in density, since the amendment has already been approved to send to the Village Council for review and approval. Johnson explained a couple of options and it was agreed upon that he would provide additional verbiage on density and its effect on assisted living centers, to present at the next Village Council meeting. Upon the Village Council's approval of the additional verbiage, the Master Plan Amendment would be sent back to the Planning Commission for their review and recommendation to the Village Council.

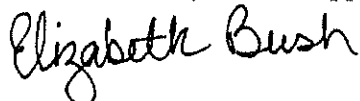
Questions were also raised on how the proposed assisted living center may impact the community, especially when it comes to the impact on emergency services.

Jeanne Vandersloot presented a proposed amendment to the Zoning Ordinance, regarding apartments above downtown businesses. She explained her recommendation to change second floor apartments to an approved use, as opposed to a use requiring a special use permit. Many had concerns on where the apartment residents would park. Vandersloot will review the parking sections before moving forward with any public hearings in regard to the matter.

Shaw opened the floor for public comments. There were none.

The next Planning Commission meeting is Wednesday, August 7th, 2019, at 7:00pm

Motion made by Shaw, supported by Bush, to adjourn at 8:27pm. All yeas.

A handwritten signature in black ink that reads "Elizabeth Bush". The signature is written in a cursive, flowing style.

Elizabeth Bush, Secretary