

VILLAGE OF SARANAC
PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING
December 4th, 2019

The Planning Commission Regular Meeting was called to order at 7:03pm on December 4th, 2019, by Acting Chair, David Shaw.

The meeting was opened with the Pledge of Allegiance.

Present: Bush, Klutman, Shaw, & Tlapek
Absent: None
Guests: Timothy Johnson, Mark Schaafsma, Mark Talcott, Jeanne Vandersloot, & Jim VandenBerge

Motion was made by Bush, supported by Klutman, to approve the Agenda for the meeting. All yeas.

Shaw opened the Public Hearing to consider Zoning Ordinance amendments.

Tim Johnson provided an overview of the changes that were discussed at the previous PC meeting, to the draft ordinance to create a new Zoning Ordinance article, Adaptive Re-Use Planned Unit Development. Changes included, permitted use changes under Sec. 30.15A.02 for section G, L, and M, along with the changes for the minimum floor area under Sec. 30.15A.04.

Jim VandenBerge had questions on landscaping requirements. Johnson explained that after review of the sight plan for the Harker House project, exceptions can be made if agreed upon by the PC.

Tlapek noted that she likes the fluidity of the language for the AR-PUD Regulations.

VandenBerge and Mark Schaafsma explained the possibility of building a hospitality house on the Clover Lane parcels, for family members coming in from out of town. Johnson said that it would be at the discretion of the PC to amend the site plan at a late date. VandenBerge also asked a few questions on sign regulations, for future reference. Johnson explained that future language could be changed, specifically 30.18.20-27 and 30.18.29, through the proper channels. Right now, they would be subject to current signage regulations, which specify that the PC may modify as necessary.

Shaw provided an overview of proposed 2nd story apartment language amendments. Tlapek questioned whether a zoning permit is needed. Johnson explained that it would be wise to require a zoning permit for 2nd story apartments, to ensure that proper procedure is followed, just like with a new home, fence, and other zoning circumstances.

Point A of the proposed 2nd story apartment language amendments may need to be re-worked due to proposed live-work zoning ordinance amendments. Johnson would be willing to assist with this.

Discussion occurred regarding required number of parking spaces in a live-work situation. Klutman expressed that he likes the idea of one parking space, as opposed to two.

PC members also discussed the topic of size restriction and whether to establish parameters or not.

Shaw suggested that Johnson re-word the proposed live-work zoning ordinance language, if approved to do so by the Village Council.

Shaw closed the Public Hearing at 8:04pm.

Motion by Bush, supported by Tlapek, to recommend to the Village Council, approval of the ordinance as presented with changes, to amend the ZO to create a new article 15A, Adaptive Re-Use Planned Unit Development, and to allow for this as a Special Land Use in the MDR-1 and MDR-2 zoning districts.

Roll call vote: yeas – Bush, Klutman, Tlapek; nays – none; absent – none; abstain – Shaw (due to potential conflict of interest with Village property he owns).

Motion was made by Klutman, supported by Bush, to table proposed amendment language for 2nd story apartments and live-work conditions, pending VC approval for Johnson to assist with language revisions. All yeas.

Motion was made by Tlapek, supported by Klutman, to approve the November 6th, 2019 Regular Meeting Minutes. All yeas.

The next Regular Planning Commission meeting has been rescheduled for Wednesday, January 8th, 2020 at 7:00pm., due to the regular meeting date falling on New Year's Day

Motion made by Shaw, supported by Bush, to adjourn at 8:10pm. All yeas.

A handwritten signature in black ink that reads "Elizabeth Bush". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Elizabeth Bush, Secretary