

Zoning Administrator Initial Review of a Site Plan Review Application

By Jeanne Vandersloot - Zoning Administrator

Applicant: Saranac Clarksville District Library, Saranac

Site of Construction: 61 N Bridge St Saranac. Construct an addition onto the existing library building of 1,210 square feet. Additions over 500 square feet require a site plan review by the Planning Commission. The property is in the CBD.

Article 19 Site Plan Review

Section 30.19.01 Site Plan Specs:

- A. Legal description is on the site plan
- B. The plan preparers name is on the plan
- C. A scaled drawing is included
 - 1. The site plan shows a shed to be removed and the area to be infilled with the addition
 - 2. Adjacent buildings are shown
 - 3. Adjacent streets and parking lots are shown
 - 4. Water and sewer lines are existing so not needed
 - 5. Storm drainage is on existing streets
 - 6. No dumpster is shown
 - 7. The plan shows existing power poles but electricity will be provided from the existing building
 - 8. No screening is required
 - 9. Topography lines are not shown but are not needed with this small addition
 - 10. No ditches in this area
 - 11. The existing landscape area along the walkway will remain and repaired if needed where the new construction will take place
 - 12. No specific new landscaping is shown
 - 13. The existing building is shown
 - 14. Lot lines are shown
 - 15. No unloading area is shown
 - 16. No new exterior lighting is shown
 - 17. Adjacent buildings, streets, parking lot are all shown
 - 18. No sign is shown but is not needed on the addition
 - 19. Elevation drawings are included
- D. Elevation drawings show the exterior walls will match the existing building and the height is shown
- E. The existing building and parking are shown.
- F. The Planning Commission may request additional information such as described in F 1, 2, or 3

Section 30.19.02 Review Standards

- A. This project is an addition onto an existing building. The site plan meets the requirements.
- B. The addition is compatible with the existing building and adjacent buildings.
- C. The addition should be consistent with the public health, safety, and welfare needs of the Village.

1. The only landscaping is along the south side where a walkway exists. Landscaping will be retained and should be replanted in the construction area.
2. The addition will be harmonious to the existing neighboring buildings.
3. There is parking on the street in front and a public parking lot across the street in the rear of the building.
4. The addition surface drainage should go where the existing building drainage goes to in the street.
5. An existing generator will be relocated from the back to the side of the building.
6. No new sign is needed.
7. Setbacks are all met.

Section 30.19.03 Conditions

The Planning Commission may make reasonable conditions as part of its approval. See the section A, B, C for details.

Conclusion:

The site plan basically meets the requirements as listed in the ordinance. An existing shed will be removed, and the area will be infilled with the addition to the building. No dumpster is shown but maybe they do not use one. A slight realignment of part of the walkway is proposed. You can require new landscaping be replaced where the construction may destroy what is there as a condition. This is a site plan review due to the addition being over 500 sf. No public hearing is needed.