

VILLAGE OF SARANAC
PLANNING COMMISSION
REGULAR MEETING MINUTES
March 6, 2024

The Planning Commission Regular Meeting was called to order by Chairperson Shaw at 7:01 p.m. at the Saranac Village Office, 27 N. Bridge Street.

The meeting was opened with the Pledge of Allegiance.

Present: Shaw, Tlapek, Trierweiler, Day, Hesche

Absent: None

Guests: Evan Shotko (Shotko Motorsports), Jody Shotko (Shotko Motorsports), Kourtney Baker (Shotko Motorsports), Haden Horvath (Shotko Motorsports), Kegan Leep (Shotko Motorsports), Rachel Leep (Shotko Motorsports), Jocelyne Dawson (Shotko Motorsports), Jeanne Vandersloot (Zoning Administrator)

Motion was made by Trierweiler, supported by Tlapek, to approve the Agenda of March 6, 2024. All yeas.

Public Comments – None

Motion was made by Day, supported by Trierweiler, to approve the October 4, 2023 Regular Meeting minutes. All yeas.

New Business – Discussion on proposed purchasing of 100 W Main, the former Saranac Tank Co building

E. Shotko described how Shotko Motorsports is looking at purchasing and renovating the former Saranac Tank Co building (100 W Main) property to move into from their current operation in Grandville. Their business is growing and the former Saranac Tank Co building would provide them the space to continue growing their business.

Hesche asked if there would be lots of noise coming from the business due to car engines. E. Shotko answered that Shotko Motorsports works on chassis, suspension, and other car repairs, but does not do engine work or tuning, so cars are not started but only for a few seconds to move them and would not work the engine to make loud noises. Hesche also asked about how many truck deliveries to expect. E. Shotko answered 2-3 times a week.

Day asked the anticipated hours of operations. E. Shotko answered that it could vary depending on how busy they are, but he usually gets in about 6am and works late until about 6 or 7pm. They do occasionally work on Saturdays, but they do not work on Sundays unless for the rare occasion. Trierweiler asked about the number of employees. E. Shotko answered that they currently have 4 full-time and 3 part-time employees.

J. Shotko asked why the purposes of their operations do not fall under the category of industrial per the Village Ordinances. The Planning Commission answered that the former Saranac Tank Co building is zoned in the Central Business District (CBD) and the permitted uses are in Sec. 30.11.01 which do not include industrial uses, however a special land use permit could be allowed for their uses as per Sec. 30.11.02. The Planning Commission explained the Special Land Use permit process. J. Shotko was concerned about the length of the time of the process as it would require her to ask for an extension from the seller. The Planning Commission agreed that a special meeting can be called to speed up some of the process, but a Public Hearing does require a 15-day notice. Vandersloot offered to J. Shotko that the seller could contact her to explain the timing requirements of the Special Land Use process.

The Planning Commission discussed that a Special Land Use permit would be required for Shotko Motorsports per Sec. 30.11.02 and would fall into the category of items F, L and P.

Motion was made by Trierweiler, supported by Hesche, that the uses of Shotko Motorsports would fall into the category of Items F, L and P of Sec. 30.11.02 and would require a Special Land Use permit. All yeas.

Old Business – None.

Public Comments – None.

The next regular Planning Commission meeting will be held on April 3, 2024 at 7:00 p.m. at the Saranac Village Office unless called off by Chairperson Shaw.

The meeting was adjourned by Shaw at 7:33 p.m.

Steve Trierweiler, Secretary,
Village of Saranac Planning Commission