

VILLAGE OF SARANAC
PLANNING COMMISSION
REGULAR MEETING
August 18th, 2020

The Planning Commission Regular Meeting was called to order at 7:07 p.m. on August 18th, 2020, by Acting Chair, David Shaw.

The meeting was opened with the Pledge of Allegiance.

Present: Shaw, Tlapek & Trierweiler

Absent: Klutman

Guests: Tim Johnson, Dan Timmer, Jeanne Vandersloot & others (others did not sign in)

Motion was made by Tlapek, supported by Trierweiler, to approve the August 18th, 2020, Regular Meeting Agenda. All yeas.

Public Comments – None.

Motion was made by Tlapek, supported by Trierweiler, to approve the July 1st, 2020, Regular Meeting Minutes. All yeas.

Motion was made by Tlapek, supported by Trierweiler, to table the review and recommendation of Article “E” of the Revised Draft 2 of Ordinance to Amend ZO to Allow Dwelling Units in CBD (at council's request) until the September 8th Planning Commission meeting. All yeas.

The PC reviewed the Application/Site Plan submitted by Dan Timmer, regarding property located at 41 Parsonage Street. Johnson explained issues with the application, including the fact that the SUP would have to be applied for under the Adaptive Reuse Planned Unit Development (AR-PUD) section of the Zoning Ordinance.

The PC discussed the application. At Trierweiler’s suggestion, the PC took time to review each of the 24 potential uses for the property as described in Appendix A of the Application.

There was concern about several items, including Articles H, L & U as described below:

“H. Cannabis growth facilities to accommodate recreational and medical uses.”

Since the Village currently has an ordinance prohibiting marihuana establishments, Johnson explained that the PC is not legally able to accept the Application’s Appendix Article H for Cannabis growth facilities. The PC discussed, that if the Village Council updated their position on marihuana establishments, this potential use could be reconsidered by the PC. Johnson reiterated that this discussion was not to be taken as a tacit or implied acceptance of medical or recreational business establishments in the Village of Saranac. The word “cannabis” must also be removed from item “J” regarding laboratory testing.

“L. Limited retail sales in association with permitted service, assembly or repair.”

The PC was concerned about potential traffic and parking issues. It was mentioned that this topic could arise at the Public Hearing and even if approved for this type of use, the potential for local residents to file a complaint still exists. This would require Zoning Administrator review, and if necessary, PC involvement. The potential owner was comfortable with this in light of the fact that the previous owner did business at 41 Parsonage with no complaints from residents.

“U. Farm equipment rental.”

The discussion about this potential use dealt mainly with the fact that some farm equipment would be too large to be displayed for sale or parked outside the facility for repair. It was agreed to allow this type of use, as long as the footprint of the building was not altered. Any proposed change to the size of the building would have to come before the PC for approval. The Commission also determined that any outside storage of equipment would need to be in the rear yard and screened from the view of neighboring properties.

Also, the PC discussed the fact that the area has limited truck traffic. The original owner of the property, who operated a business out of the facility, noted that there had been some truck traffic. The potential new owner of the property stated that he is comfortable agreeing to a limited number of trucks using the facility, given the Village parking and traffic ordinances.

Johnson noted that the site plan submitted for review tonight was acceptable to show existing conditions. However, if a future user needed additional parking or if any other physical changes to the property were proposed to accommodate a specific future user, then a site plan would need to be submitted for review by the Planning Commission.

PC members concurred to hold a Public Hearing on Timmer’s application, on Tuesday, September 8th, 2020 at 7:00 p.m. in conjunction with the PC’s next regular meeting, which would allow for the 15-day noticing period prior to the date of the public hearing.

Public Comments – None.

The next Planning Commission Regular Meeting and Public Hearing is scheduled for Tuesday, September 8th at 7:00 p.m.

Motion was made by Tlapek, supported by Trierweiler, to adjourn at 8:12 p.m. All yeas.



Dave Shaw, Acting Chair/Secretary