

VILLAGE OF SARANAC
PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING
February 5th, 2020

The Planning Commission Regular Meeting was called to order at 7:02pm on February 5th, 2020, by Acting Chair, David Shaw.

The meeting was opened with the Pledge of Allegiance.

Present: Bush, Klutman, Shaw, & Tlappek
Absent: None
Guests: Tim Johnson, Joshua LeVeque, Edward Overbeck, Ryan Overbeck, Mark Schaafsma, Jim VandenBerge, Jeanne Vandersloot, Mitch Vroman

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

Motion was by Shaw at 7:04pm, supported by Klutman, to open the Public Hearing to consider an application for a Special Use Permit (SUP) submitted by Mark Schaafsma of MSDB LLC, for property located at 234 Vosper Street, Saranac. All yeas.

Schaafsma has applied for a SUP to convert the former Harker Middle School to an assisted living and memory care facility. Phase 1 will consist of 18 assisted living units and 10 memory care units, a central dining room, kitchen, chapel, library and beauty salon. Phase 2 will consist of 13 assisted living units and 2 studio apartments.

Shaw opened the floor for Jim VandenBerge and Mark Schaafsma to introduce the project to the public present. VandenBerge provided an overview of the project.

Questions by the public were raised regarding whether there would be parking on Vosper Street. VandenBerge stated that they are not planning on it, as there is plenty of parking in the lot off of Pleasant Street.

A question was raised about painting the brick on the outside of the building. Schaafsma explained that this is common practice on brick buildings and will not cause any issues.

Ryan Overbeck inquired whether the basketball courts will be removed. Schaafsma explained that they will be, if the gym is turned into living spaces. If the gym is turned into a community center, the basketball courts will most likely remain.

A concern about the property turning into apartments or Section 8 housing was addressed. Schaafsma stated that he has no intentions of doing either.

Schaafsma stated that they are hoping to start soon, but recently had to switch healthcare management companies, which could delay the project by a few months.

Motion was by Shaw at 7:17pm, supported by Bush, to close the Public Hearing to consider an application for a Special Use Permit (SUP) submitted by Mark Schaafsma of MSDB LLC, for property located at 234 Vosper Street, Saranac. All yeas.

Motion was made by Klutman, supported by Bush, to approve the application for Special Use Permit submitted by Mark Schaafsma of MSDB LLC as presented, to convert the former Harker Middle School to an assisted living and memory care facility.

Roll call vote: yeas – Bush, Klutman, Shaw, Tlapek; nays – none; absent – none.

Motion was made by Klutman, supported by Shaw, to approve the January 8th, 2020, and January 15th, 2020 meeting minutes. All yeas.

The Planning Commission began its review of the draft Ordinance prepared by Tim Johnson, to Allow Dwelling Units in the Central Business District.

Johnson provided an overview of the draft ordinance. He explained how using the term “dwelling unit” as opposed to “live-work unit” better represents the intent of the ordinance as it would allow any person to reside there, not just the owner or employee of the business.

Vandersloot inquired about the permitting process. Johnson suggested that Vandersloot draft a separate application for CBD dwelling units.

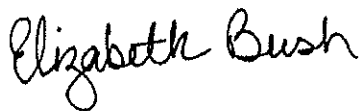
Shaw suggested that if the ordinance is approved, it would be a good idea to promote it to the businesses by advertising or direct mail.

Johnson stated that the next step is to hold a public hearing. After the public hearing and any changes that may result from it, the draft will be sent to the Village Council for approval and adoption.

Motion was made by Klutman, supported by Tlapek, to accept the draft ordinance to allow dwelling units as an accessory use within a building containing a principal use within the CBD Zoning District and to hold a public hearing on said ordinance in conjunction with the Planning Commission’s next regular meeting on March 4th, 2020. All yeas.

The next Planning Commission regular meeting/public hearing will be held Wednesday, March 4th, 2020, at 7:00pm.

Motion was made by Shaw, supported by Bush, to adjourn at 7:52pm. All yeas.

A handwritten signature in black ink that reads "Elizabeth Bush". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Elizabeth Bush, Secretary