



CITY OF SARATOGA SPRINGS

Planning Commission Meeting Tuesday, February 2, 2010 Meeting held at the Saratoga Springs City Offices 1307 North Commerce Drive, Suite 200, Saratoga Springs

MINUTES

Work Session 6:39 P.M.

Present:

Commission Members: Hannah Thiel, Chris Strickland, Earl Halvas, Kristen Hood, Dennis Brown, Cassie Gross, Joe Hudson

Absent Members:

Staff: Lori Yates, Jim McNulty, Sarah Carroll

Others: Brad Smith, Greg Haws, Dustin Holt, Bret Walker, Gary Peaslee

Regular Meeting Commencing after Work Session

Cassie Gross asked if the staff's conditions be included to the minutes.

Pledge of Allegiance led by Chris Strickland

3. Public Hearing: Proposed Home Occupation for a taxidermy business located at 3407 South Hawk Drive, Brad Smith, applicant.

Sarah Carroll presented the proposed home occupation for a taxidermy business to the Planning Commission. Sarah stated that a letter was submitted by the applicant that explains the process. Sarah stated that she had concerns with the potential waste and possible odor which might affect the surrounding neighbors. The applicant has indicated that the waste will be disposed of at the dump every other day. Sarah stated that after evaluating the proposal and the context of the criteria within the Code, staff recommends approval based on the conditions.

Dennis Brown asked if the process will take place in the garage. Brad Smith stated that it would and that the basement would be used for occasional for material storage. Dennis Brown asked if more than salt and glue would be used in the process. Brad Smith stated that only those two items would be used. Dennis Brown asked what types of tools will be used. Brad Smith stated that he uses knives and that those are locked up in the garage.

Cassie Gross asked if there would be enough space in the garage for both the business and a vehicle to be stored. Brad Smith stated that the garage will have the space to occupy a vehicle. Cassie Gross also asked how frequently the waste would be dumped. Brad Smith stated that it would be every other day and on the days that a trip was not made the waste would be placed in the freezer till the day of dumping.

Chris Strickland asked how many customer would be expect a day. Brad Smith stated possibly one each day and up to five a week. Chris Strickland also asked what the process would be if complaints were received. Jim McNulty stated that this would be required to come before the Commission to have the Conditional Use permit revoked.

Kristen Hood stated that her questions were answered, no further comment at this time.

Earl Halvas had no comments at this time.

Joe Hudson had no comments at this time.

Hannah Thiel asked the applicant if he had a pass to the dump. Brad Smith stated not at this time. Hannah asked about the delivery of the skins and whether or not that would create any problems. Brad Smith stated no that it would not. Hannah Thiel asked if the process would stay strictly in the garage. Brad Smith stated yes that it would.

Hannah Thiel opened public input.

Bret Walker, a resident who lives near the applicant, stated that he has no problem with the business. He stated he is concerned that the odor may be unbearable. Bret would recommend that during the summer season the waste be disposed every day or make sure it is frozen immediately. Brett also asked how long a revocation process would take. Sarah Carroll stated that it could be addressed within 30 days.

Hannah Thiel closed public input.

Motion was made by Cassie Gross and seconded by Chris Strickland to recommend approval of the proposed home occupation for a taxidermy located at 3407 South Hawk Drive, Brad Smith, applicant.

Subject to staff findings dated February 2, 2010:

1. Outdoor storage is not permitted with this request.
2. That the garage door remains closed when an animal is being skinned.
3. That the skins go through the drying process only in the garage.
4. That any waste that may cause odors be stored in a freezer and disposed of at the landfill no less than every two business days.
5. Customers and clients are permitted between 8:00 a.m. and 7:00 p.m.
6. A business license must be obtained within 30 days of the home occupation approval date.
7. That the Planning Commission review the Conditional Use permit if a legitimate complaint is received by city staff.

4. Public Hearing: Proposed Conditional Use for a car wash and an auto repair business in the Regional Commercial zone along with Conditional Use office warehouse and storage unit uses in the Office Warehouse zone, located at approximately 2175 North Redwood Road, Ryan Bybee, applicant.

Sarah Carroll presented the proposed conditional use; she also went through the layout of the proposed plans and conditions that have been recommended by staff. Staff recommends approval.

Joe Hudson stated that the location of the vacuum station is a tight area, but he is fine with what is being proposed.

Earl Halvas stated that he agrees with the proposal and conditions recommended.

Kristen Hood stated that she is concerned with those customers that will be dropping and picking up their cars before and after business hours, she feels that this may become a security issue.

Chris Strickland voiced a concern with the possibility of cars being lined up waiting to enter the car wash.

A discussion regarding the storage of vehicles at the repair shop took place at this time.

Cassie Gross stated that the City is unable to enforce and create conditions that indicate when the cars are picked up and dropped off.

Dennis Brown agrees with the conditions that have been provided.

Hannah Thiel agreed with the conditions as well. She stated that the cars that have been serviced should be placed in parking stalls after repairs have been made.

Cassie Gross asked where the signs would be recommended for the car wash bay that have been stated in the conditions. Sarah Carroll stated that at this time she is not sure where the applicant was planning to place those. Cassie stated that the sign should specify that no stacking should occur. Jim McNulty stated that staff would work with the applicant regarding the signage.

Dennis Brown stated that it would be easier to have a do not block sign rather than a directional sign in the area of the car wash and vacuum station.

Hannah Thiel opened public input.

No public input at this time.

Hannah Thiel closed public input.

Motion was made by Dennis Brown and seconded by Cassie Gross to approve the proposed Conditional Use for a car wash and an auto repair business in the Regional Commercial zone along with Conditional Use office warehouse and storage unit uses in the Office Warehouse zone, located at approximately 2175 North Redwood Road, Ryan Bybee, applicant.

Subject to staff recommendation dated February 2, 2010:

Car Wash

1. That vehicles which may line up to use the car wash do not block the drive isle.
2. ~~That adequate signage will designate and identify where vehicles can wait in the event that the area in the front of the car wash bays is full.~~ That signage is provided in the drive isle west of the car wash and also the entry/exists in front of the vacuums stating they would not be blocked.

Automobile Repair

3. That all vehicles that are being serviced are parked either in the service bays or in the enclosed area.

Office Warehouse

4. No conditions will be imposed at this time.

Storage Units

5. No conditions will be imposed at this time.

5. Discussion Item: Introduction to the Teguayo Community Plan.

Jim McNulty gave a power point presentation on the recently adopted Planned Community zone. Jim then briefly discussed the Community Plan for the proposed Teguayo project.

Dennis Brown left the meeting at this time (7:45 p.m.)

Greg Haws gave the Planning Commission an overview and introduction of the Community Plan. Greg did this through a power point presentation.

The Planning Commission individually expressed their opinions regarding the proposed Community Plan. It was determined that additional information be provided within the development criteria table for the following land uses: Village Core, Mixed Use District, Main Street Living, Compact Living, Amenity Living and Knoll Living. The Planning Commission also agreed that further discussion regarding the proposed Community Plan will be allowed at their next meeting on February 16, 2010.

6. Minutes

1. January 5, 2010.

Motion was made by Earl Halvas and seconded by Chris Strickland to approve January 5, 2010 minutes as written. Aye: All

7. Director's Report.

Jim McNulty stated that City legal counsel is in the process of working on the Planning Commission By-Laws and changes are being considered. Any proposed changes will be discussed with the Commission at a later date.

Motion to adjourn at 9:10 p.m. was unanimous.

Date of Approval

City Recorder