

Springfield Town Hall  
Plan Commission Meeting/TDR Meeting  
Monday, February 1, 2010

Notice of this meeting posted at the Town Hall, Bong Excavating on Schneider Road, corner of Hwy K and Church Roads and on the website.

Called to Order

Chair Jeff Gabrysiak called the meeting to order at 7:30 p.m. Members present: Kate Hetzer, Jeff Endres, George Pasdirtz, Karen Crook, Jim Pulvermacher and Scott Laufenberg, and Jan Barman, Office Assistant. Also present Noa Prieve, Scott Ripp, Joe & Kathleen Acker.

Pledge of Allegiance

Minutes

Motion (Pulvermacher/Crook) to approve the January 4, 2010 minutes. Motion carried, 7 – 0.

Action:

Joe & Kathleen Acker, 6988 Schneider Rd, redraw the lot lines between Lot 1 & 2 because a carport was enclosed into a garage and is now in violation of the setbacks requirements. Noa Prieve from Williamson Surveying presented a revised CSM to the commission that clarifies the lot line change between the lots. Motion (Pulvermacher/Crook) to approve the rezone of .058 acres from A-2(4) Lot 2 to R-3A Lot 1 as shown on the revised CSM. Motion carried, 7 – 0.

TDR Program

Next Chair Gabrysiak turned the meeting over to Jeff Endres for the TDR portion of the agenda. Reviewed Exhibit 1 first:

Change under I j. The Town intends to conduct a formal review of its TDR program 5 years from the date of adoption and every 5 year increment thereafter and following such review may alter, augment, or repeal the program based on such review.

TDR Rules & Procedures changes as follows:

Page 2 – Document Overview – 3<sup>rd</sup> paragraph – The Town will conduct a formal review of the goals and progress of its TDR program 5 years from date of adoption and every 5 year increments thereafter, and following such review may alter, augment, or repeal the program based on such review.

Page 7 – last paragraph – The Town has developed a model agricultural conservation easement document, which it will generally require to be.....

Page 9 - #8 This needs to be rewritten to make it clearer that they must use these development rights or they lose them (acquired rights from sending areas) Will share this with Mark Roffers to try to rewrite.

Page 12 – 3rd paragraph Type 2 Receiving Areas as Possible Sending Areas – this also needs to be rewritten to reflect the use it or lose it on the development rights so that you can not bank them. Will share this with Mark Roffers, also to rewrite.

Also, on Page 12 – last sentence – And, at least 35 points must .....

Page 18 – Conservation Neighborhood Design – Why is this here when it is in our plan already? Will check with Mark Roffers – commission suggested using the first sentence – A technique of neighborhood/subdivision design intended to minimize the impact of the subdivision on the rural landscape. And then refer to the plan for more information.

Also, page 19 – Development Siting Standards – same as paragraph above.

Staff to check if Mark Roffers can come to our March Plan Commission meeting to clarify these few items. If alternate dates are needed staff will contact the commission.

Motion (Pulvermacher/Endres) to defer the following items from the agenda:

Vote on TDR Rules & Procedures, Vote on TDR Amendments to Comprehensive Plan and Vote on Resolution 2010-1 until the next meeting. Motion carried, 7 – 0.

Moratorium on subdivisions

The Plan Commission discussed the need for a moratorium of subdivisions until the TDR program is adopted. Motion (Pasdirtz/Hetzer) to recommend to the Town Board a moratorium on subdivision development until the TDR program is acted upon. Motion carried, 7 – 0.

Interview applicants for Plan Commission

The Commission interviewed Jeff Endres & George Pasdirtz for the open positions on the plan commission in spring. Both Jeff & George excused themselves from the commission for their interview time. Commission to vote on these positions at next meeting.

The commission discussed the Hagstrom property off of Autumn Pond Trl and the need for future planning to make sure we understand what will be built on the property and where it will be located.

Jan passed out the calendars for 2010, commission decided to have the September meeting on Wednesday, the 1<sup>st</sup>.

Agenda items for April meeting – Shoreland Zoning – State, additional fees for ag conversion and farmland preservation.

Adjourn

Motion (Endres/Pulvermacher) to adjourn at 9:55 p.m. Motion carried, 7 – 0.

Jan Barman, Office Assistant