

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, January 9, 2012 @ 7:30 p.m.

Call to order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:30 p.m. by Chair Jeff Gabrysiak. George Pasdirtz, Jeff Endres, Karen Crook, Scott Laufenberg and Elliott Long and Deputy Clerk/Treasurer Jan Barman were present. Jim Pulvermacher excused absence. Also present: Brian Witt, Alicia Meyer, Allen Mina, Manal Hanna, Charlie Gehin, Melanie Miller, Jack Miller and Kevin Abbott. The Pledge of Allegiance was recited.

Confirmation of Compliance with Open Meetings Law

Deputy Clerk Barman reported that notice of this meeting was met by posting at the Town Hall, corner of CTH K and Church Roads, Bong Excavating on Schneider Rd.

Minutes for December 3 and 5, 2011

Motion (Endres/Crook) to approve the minutes from December 3 and 5, 2011. Motion carried, 6 – 0.

Informal Public Comment Time - None

Kevin Abbott, 6336 Hyslop Rd, Sec. 2 request to rezone to RH-2. Kevin has 5.78 acres but because of road right of way area the County only recognizes 4 acres which with A-1Ex zoning doesn't qualify for animals by rezoning to RH-2 he would be allowed 1 animal unit per acre. Motion (Endres/Pasdirtz) to rezone from A-1Ex to RH-2 limiting the number of hogs to 4, the same as 1 large animal unit per acre. Motion carried, 6 – 0.

Virgin Mary & Archangel Michael Christian Coptic Orthodox Church request for a CUP on 37 acres for purpose of building a church and retreat center, Joe Miller property off of Hwy 19W, Sec. 6. This is the third time the church has attended the Plan Commission meeting and they are providing the additional information that the Plan Commission had requested. Allen Mina asked that we review their comments on Atty Hazelbaker's list of 7 conditions that he had provided for the November meeting. Condition #7b – the Church's response – Except for a limited number of retreat staff (three rooms for example) the staying in the church building and its attached 25 rooms are transitory in nature and not in permanent residence. Clergy may live there permanently; likely, they would be living in a separate rectory. All will be for Christian and Bible mission and religion use. Therefore, they respectfully ask to remove any limitation of the days of staying, as it is for religion use and transitory in nature and not in permanent residence.

On #7c – their response – The Church is in the process of preparing the referenced plan and getting the Dane County and DNR approval.

On #7e – their response – The Church contacted DOT, who approved a new driveway that will be placed toward the mid-section of the land on Hwy 19. The church provided a copy of the proposed driveway access with the application and will apply for the formal permit with W/DOT, they will need to add a turning lane off of Hwy 19.

Mr. Mina also provided a plan from UW Ext on raising animals, crops and garden area for the remaining acreage not used for the footprint. Laborers for farm land and gardens and maintenance of buildings would need to be permanent residents and possibly clergy residents, also.

Jeff Endres inquired about the elevation, as the plans show the driveway is at 1010' elevation and the church is at 990', making the church 20' lower and he pictures churches as more prominent structures. In order to raise the elevation to above grade would be a very expensive undertaking and wanted to bring that to the applicant's attention. Also the drumlins (natural line) should not be disturbed. Storm water and erosion control were also a concern of Jeff's.

George Pasdirtz asked about Hwy 12 & 19 being redone. Deputy Clerk Barman explained that we have not heard back from W/DOT but they are working on plans to bring Hwy 19 East and West along with Hwy P together in one location with on/off ramps.

Jeff Gabrysiak would like a definition of transitory in this case vs. permanent.

George not against permanent residents.

The Church is looking for a peaceful place for people to come and find that peace that they are looking for and would not like to limit the number of days/overnights they could stay. About 100 people would be the most at any given time, closer to 50.

The commissioners would not like to see tents with people over the summer, prefer they stay in the living quarters. The Church does not have any intention of having tents set up. Volunteers will help with the gardens, crops and animal care in addition to the 3 or so hired laborers.

From the audience:

Asked if the Church in and of itself will distract from Indian Lake concept? Comment: the Church will add to the spiritual guidance of the beauty of the area.

What about preserving the ag land, protecting the scenic view, traffic concerns, wetlands, slopes and what the neighbors want asked one resident. It was pointed out the a conditional use permit for religious uses is acceptable on ag land and that they have been working with the W/DOT on traffic and the DNR on wetlands.

Motion (Pasdirtz/Crook) to approve the CUP request for religious uses subject to all requirements of MSA letter dated 10-27-11 and subject to the requirements of Atty Hazelbaker letter dated 10-27-11 with incorporating the church's comments on condition #7b, c & e. Several friendly amendments were made for 30,000 sq ft footprint, right to farm notice, postage stamp area for church, parking lot, site design review plan will be needed before building takes place, engineering plans are needed.

George then asked if he should clarify his motion over and we agreed –

Motion (Pasdirtz/Crook) for approval of the CUP for the Virgin Mary & Archangel Michael Christian Coptic Orthodox Church for religious uses for the Joe Miller property, Hwy 19W, Sec 6 subject to meeting all of the conditions in MSA letter dated 10-27-11 and subject to conditions of Atty Hazelbaker letter dated 10-27-11 adding in to paragraph 7b – Church's comments on this section, subject to restriction on # of acres covered for footprint of building and parking lot, subject to a final site review plan of the full structure within lines of what the architect Samer Samir Mikhaeil (dated 6-22-10) submitted for this request, subject to restrictions on number of livestock with remaining 30 acres

staying in farmland which will be subject to a nutrient management plan for animal waste. Motion carried, 4 – 2.

Because of the length for the church request, the Plan Commission skipped ahead in the agenda to the Alicia and Mark Meyer discussion.

Alicia Meyer, 6711 Shamrock Glen Cir, discussed the possibility of moving the drainage easement from where it is on the CSM to the actual water flow area. These are two lots but if the drainage easement was located correctly and the lot line on Lot 6 realigned, Lot 7 could be a buildable lot. The commission suggested she go ahead with her plans and apply for the changes.

Amending Chapter 10 D C Ordinances, regarding the keeping of poultry on residential lots. Motion (Crook/Long) to recommend the Town Board to approve this ordinance change. Motion carried, 6 – 0.

Escrow fees/retainage for zoning requests

Jan explained that the Town Board would like to charge an escrow fees or retainer fees for when applicants come for rezone and planning for development because informing them that they are responsible for the professional fees does not give them a clear picture of what these charges will be. Joe DeYoung from MSA provided us with an estimate of what they would charge and the commission discussed this. Motion (Gabrysiak/Laufenberg) to approve the escrow concept amounts per MSA memo dated 1-6-12 and have Atty Hazelbaker provide an estimate for these catagories also, possibly have a sliding scale. Motion carried, 6 – 0.

Communications/Announcements

Jan reminded Scott and Karen that their 3 year term expires in April and handed them the application and asked that they return it by the 17th if applying. Distributed the calendars for 2012 and vouchers.

Adjourn

Motion (Crook/Endres) to adjourn at 10:20 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk/Treasurer