

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, May 14, 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, Elliott Long, Jim Pulvermacher and Scott Laufenberg and Deputy Clerk/Treasurer Jan Barman were present. Excused absence Karen Crook and Jeff Endres. 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, and Bong Excavating on Schneider Rd.

Minutes for April 9, 2012

Motion (Pulvermacher/Long) to approve the April 9, 2012 minutes. Motion carried, 5 – 0.

Informal Public Comment Time - None

Discussion and possible action: Armella Kalscheur, 7198 CTH K rezone 1 acre from A-1Ex to R-1 to separate the farmhouse from the buildings and ag land, Sec. 28. Jan explained that the applicant could not make the meeting and asked to be tabled until the June meeting. Jim Pulvermacher pointed out the setbacks that the county required and the changes to the CSM. Jan mentioned the information that Jeff Endres shared when he called in about the meeting, that there should be a shared driveway/maintenance agreement as well as a shared well maintenance agreement and a location for an alternate septic system. Jim asked that Jan inform the petitioner of these suggestions for the next meeting. Motion (Pasdirtz/Pulvermacher) to table until the June meeting. Motion carried, 5 – 0.

Dane County Ord Amend #39 – Mineral Extraction Conditional Use Permit Application Requirements.

Dane County is proposing a change to this process. George likes the reference to the water table. Jim questioned some of the items, for example; the proposed location of stockpiles, he points out that stockpiles just sort of happen and you don't always know where they will be until you are working in that area but as Jeff pointed out it is only a proposed location vs. asking for an exact location. Overall the Plan Commissioners liked the idea of having a more spelled out process and that all of the municipalities in the county would be following the same procedure. Motion (Long/Laufenberg) to recommend that the Town Board urge Dane County to adopt Ord Amend #39. Motion carried, 5 – 0.

Manufactured and mobile homes

Jim asked that we take a look at manufactured (pre-fab) homes and how they fit in our ordinances vs. mobile homes. The mobile homes are allowed only in the mobile home park with the exception of the ones on private property that were grandfathered in when the ordinance was adopted. These mobile homes can be repaired but not replaced, so eventually the only mobile homes will be in the park. Pointed out that manufactured homes are regulated the same as a new home being built with inspections by the building inspector. Jan will check with Dean Eppler (Town's building inspector) on the State's regulations regarding manufactured homes. Review of our ordinance at a future meeting was suggested.

FUDA meeting update

The May 23rd date does not work out for meeting with the 4 communities' plan commissions and town boards. So the new date is Monday, June 11th and the FUDA group will address our plan commission at their regular monthly meeting. The Town Board will be invited also. They will review the results of the recent survey and discuss the next steps, a short question and answer period will follow.

Communications/Announcements

Jim gave an update on the TDR program, there is a meeting scheduled with the Town Board, Atty Hazelbaker, Mark Roffers (Town Planner) and Renee Lauber (DCTA) for this Thursday evening at 7 p.m. George felt the public hearing went well, Elliott felt the biggest obstacle was that the TDR committee, Plan Commission and Town Board members (those who are large land owners) would/could benefit the most and that it could be a conflict of interest, so maybe a 3 years restriction could be placed on them before they could participate in the program, others agreed. Jim said this would be most beneficial to the substandard lot owners, but Elliott pointed out that under 35 acre farmettes would be ideal for organic grow local farming operations. Jim pointed out that when we met for discussion of our latest comprehensive plan the two most important ideas, the clustering of homes and dark skies, were what the people of the town wanted.

Elliott informed us about an upcoming UW Agriculture Dept presentation on no till farming that will be held in Mt Horeb in May, part of the Farmland Preservation proposal.

Jan reminded the commission to vote on June 5th in case they have missed the advertising.

Adjourn

Motion (Pulvermacher/Laufenberg) to adjourn at 8:15 p.m. Motion carried, 5 – 0.

Jan Barman
Deputy Clerk/Treasurer