

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – October 13, 2025 @ 6:30 p.m.

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

Chair Jeff Endres called the meeting to order at 6:30 p.m. Roll call shows Chair Jeff Endres, Commissioners Ashley Ballweg, Jan Barman, Linda Swann, Richard Weiland, and Matt Wright present.

Also present were Town Chairman Dave Laufenberg, Clerk-Treasurer Fayas, Town Attorney Mark Hazelbaker, and Tim Roehl.

The Pledge of Allegiance was recited.

2. CONFIRMATION OF POSTINGS FOR OPEN MEETING LAWS

The Clerk confirmed that the agenda was posted at town hall and on the Town website.

3. PUBLIC COMMENT TIME – None.

4. APPROVAL OF PREVIOUS MINUTES: September 8, 2025

Motion by Commissioner Ballweg, seconded by Commissioner Swann to approve the September 8th meeting minutes. Motion carried, 5-0; Commissioner Wright abstained.

5. DISCUSSION: FUTURE USE 6072 DARLIN DRIVE

A multi-use facility or facilities for an archery and firearms target range, a restaurant, retail space and flex space would require a Conditional Use Permit (CUP) which the Town has to grant if the CUP application meets the zoning standard. Granting a liquor license is entirely at the Town's discretion.

6. PUBLIC HEARINGS:

Motion by Commissioner Ballweg, seconded by Commissioner Swann to recess the regular meeting and go into a public hearing. Roll call vote: Ballweg AYE, Barman AYE, Endres AYE, Swann AYE, Weiland AYE, Wright AYE. Motion carried.

a. COMP PLAN AMENDMENT: BUILDING HEIGHTS FOR HOMES ON HILLS & FUTURE PLAN AMENDMENT PROCEDURES

Discussion included whether such an amendment would be a design rule/development standard and whether such rule or standard should be located in the Town's Comp Plan or in either the zoning &/or land development ordinances; and, the merits and genesis of the 15' limit.

Motion by Commissioner Wright, seconded by Commissioner Ballweg to close the public hearing and return to the regular meeting. Roll call vote: Ballweg AYE, Barman AYE, Endres AYE, Swann AYE, Weiland AYE, Wright AYE. Motion carried.

7. RESOLUTION 2025-01: COMP PLAN AMENDMENT TO ADDRESS HOMES NEAR HILLTOPS & FUTURE PLAN AMENDMENT PROCESS

Motion by Commissioner Wright, seconded by Commissioner Barman to approve Resolution 2025-01 with language changes*. Motion carried 6-0.

***Section 1, #2: replace "relevant hilltop or ridgeline" with "natural existing high point on property" and eliminate "The Town may provide some flexibility when the hilltop or ridgeline is and will remain densely wooded with healthy, non-invasive trees.**

8. ESTABLISH UTILIZATION RATIO FOR DEVELOPMENT RIGHTS THAT WILL BE PLATTED ON ORIGINAL 1979-FARM ACREAGE

Motion by Commissioner Wright, seconded by Commissioner Ballweg when development rights are utilized for a plat on the Farm they originated on, development rights that score as Super Senders in the Transfer of Development Rights program will receive the same utilization density as the transfer ratio they scored; development rights with a 1:1 transfer ratio score, the utilization density is 2:1. Motion carried, 6-0.

9. OLD BUSINESS

Town staff and professionals will prepare a design handout summarizing the requirements of the shared driveway agreement. The Town may have the Zoning Administrator start attending Plan Commission meetings and have CARPC update future planning.

10. COMMUNICATIONS/ANNOUNCEMENTS

A Celebration of Life will be held in December for Plan Commissioner Ron Wolfe since the last meeting.

11. ADJOURN

Motion by Commissioner Wright seconded by Commissioner Weiland to adjourn the meeting at 7:40 p.m. Motion carried, 6-0.