

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes - October 5, 2020 @ 7:30 p.m.**  
**via teleconference & video conference**

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

Chair Jeff Endres called the meeting to order at 7:30 p.m. Roll call shows Chair Jeff Endres, Commissioners Bill Acker, Steve Beglinger, Ron Wolfe, and Matt Wright present and appearing in person, as well as Mr. Jim Pulvermacher. Commissioner Cox is excused.

Also present and appearing in person were Clerk-Treasurer Fayas, Brian Buechner, Tobin Jansenberger, Jim Greiber, Pat Buechner, Pam McSherry, and Michael and Jaclynn Olson.

Participating remotely were Kris Cook, Keith and Mary Bednar, Pam Luedtke, Mary King, Jared Bushek, Justin Chamberlin, John Montzingo, and Charlie Saeman.

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 and that the meeting is being recorded.

3. PUBLIC COMMENT TIME – None.

4. APPROVAL OF PREVIOUS MINUTES: SEPT. 14TH REGULAR MEETING & SEPT. 21ST SITE VISIT

A motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the minutes of the September 14<sup>th</sup> meeting was withdrawn so additional information could be included in the commentary.

**Motion by Mr. Pulvermacher, seconded by Commissioner Acker to table approval of the minutes until the next meeting when they've been corrected. Motion carried, 6-0.**

**Motion by Chairperson Endres seconded by Commissioner Wolfe to approve the minutes of the September 21<sup>st</sup> site visit. Motion carried, 4-0; Commissioner Wright and Mr. Pulvermacher abstained.**

5. SIGN PERMIT APPLICATIONS: SPRINGFIELD BUSINESS CONDOS, DARLIN DRIVE

The applicants are applying for two unlit ground signs representing three condo buildings with multiple units in each building. The applicant is working with the zoning administrator to locate installation points to ensure they are not put in the right of way. The exact location has not been identified yet.

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to pass both signs contingent on approval and issuance of a sign permit by GEC. Motion carried, 6-0.**

6. DISCUSSION: REZONE & DESIGN REVIEW. DOUG MIDDLETON'S LODI-SPRINGFIELD PROPERTY (N. OF SPRINGFIELD CIR.)

Jim Greiber is interested in purchasing the property and adding a new building to be used as an office and warehouse for his concrete business. He provided a tentative site location and mockup of the building for commissioners to review and voice objections or opinions on the proposal before he moves forward.

Commissioners noted they do not like to have a lot of things stored outside. Mr. Greiber indicated he prefers to keep most equipment and supplies inside. Commissioners advised Mr. Greiber to review the deed restrictions and easements on the property, but had no objections to his tentative plans.

7. PUBLIC HEARING(S) - *MOTION TO RECESS REGULAR MEETING AND ENTER PUBLIC HEARING.*

**Motion by Chairperson Pulvermacher, seconded by Commissioner Wolfe to recess the regular meeting and go into a public hearing. Roll call vote: Wolfe AYE, Acker AYE, Endres AYE, Beglinger AYE, Wright AYE, Pulvermacher AYE. Motion carried.**

- a. REZONE APPLICATION: COOK, 7798 AUTUMN POND TRAIL REZONE FROM R-1A TO SFR

The applicant would like to convert a portion of their existing garage into a home salon and build a new garage with a taller than 12' mean height allowed under legacy zoning. They have been working with their home owners' association to comply with those requirements, noting the new addition will have the same style and materials as the existing home. Many neighbors participated in the public hearing with objections to the 35' maximum height of a new accessory structure allowed under SFR. The applicants indicated they do not intend to build to that height and had no objection to the commission recommending a maximum height less than 35'. Commissioners reminded the applicants that no living quarters are allowed in accessory buildings; it cannot be used as separate living quarters.

*MOTION TO EXIT PUBLIC HEARING AND RECONVENE REGULAR MEETING.*

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to close the public hearing and continue the regular meeting. Roll call vote: Wolfe AYE, Acker AYE, Endres AYE, Beglinger AYE, Wright AYE, Pulvermacher AYE. Motion carried.**

8. OLD BUSINESS

a. REZONE APPLICATION: COOK, 7798 AUTUMN POND TRAIL REZONE FROM R-1A TO SFR

The commission noted the main issue discussed during the public hearing was building height and discussed adequate maximum height with the applicant before restricting.

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the rezone from R1-A to SFR with two conditions: the maximum mean height of the new building must be equal to or less than 15' relative to existing house grade and sanitary fixtures are prohibited in the new addition. Motion carried, 6-0.**

b. REZONE & CUP APPLICATION: MEINHOLZ LLC, 6771 CTH K REZONE FROM LC-1 TO COM FOR OUTDOOR STORAGE

The applicant has withdrawn their request. This item can be removed from Old Business.

c. PROSPECTIVE DEVELOPMENT – OLSON, 5487 CTH P

The applicants have followed up on some of the information requested by the Plan Commission and are weighing all of their options and the recommendations of the plan commission. The county prefers new driveways be situated on town roads, not county highways whenever possible. A road or shared driveway up the hill to access locations suggested by the commission will cost roughly \$50,000; it would also require an erosion control plan. The town planner recommends using shared driveways whenever able. The applicants would prefer to utilize the acreage abutting Rolling Acres Lane for home sites rather than scattered amongst the property as suggested by the plan commission. It is understood that the desired site would only qualify as a 1:1 split ratio.

There is disagreement whether Rolling Acres Lane is a town road or shared private driveway; the town will have a title search down to see if the property was ever dedicated to the town. If it is a town road, it will need to be improved before any additional lots can be added. The road needs to be widened or have bump outs added, and a turnaround would be needed for emergency personnel and buses.

Mr. Pulvermacher stepped off the commission for the remainder of the discussion and any action so he can participate at a town board level.

**Motion by Commissioner Wright, seconded by Commissioner Beglinger to table this item until additional research is gathered and the town definitively defines the ownership and control of Rolling Acres Lane and at that time, we can move forward with considering any applications for splits and development or whatever the board wants to do with the property. Motion passed, 5-0; Mr. Pulvermacher abstained.**

d. ZONING ORDINANCE AMENDMENT: VARIANCES

e. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

9. COMMUNICATIONS/ANNOUNCEMENTS

10. ADJOURN

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to adjourn the meeting at 9:50 p.m. Motion carried, 6-0.**