

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – October 9, 2023 @ 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, Ron Wolfe, and Matt Wright present.

Also present were Town Board Chair Pulvermacher and Supervisors Laufenberg, Meinholz, and Zinck; Clerk-Treasurer Fayas, Bill Acker, Sam Acker, Ann Schuetz, Corey Wipperfurth and Brad Williamson.

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: Sept. 11, 2023

Motion by Commissioner Wolfe, seconded by Commissioner Barman to approve the minutes. Motion carried, 7-0.

5. PUBLIC HEARING: CUP AMENDMENT, JAR EXPRESS, INC., 6434 STATE HWY. 19

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

The applicant reports there will be no change to the exterior of the building. They would like to convert the former auto shop building into personal storage, resulting in less traffic.

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

6. CUP AMENDMENT, JAR EXPRESS, INC., 6434 STATE HWY. 19

Motion by Commissioner Wright, seconded by Commissioner Swann to approve the CUP amendment for 0808-121-8790-0 to convert Building 3 into 30 units and update the changes to be reflected in the recorded Restrictions in sections 2a and 2b. Motion carried, 7-0.

7. DESIGN REVIEW: SC3, SPRINGFIELD CORNERS COMMERCIAL CENTER LOT 14

Motion by Commissioner Barman, seconded by Commissioner Ballweg to skip until later in the meeting. Motion carried, 7-0.

8. PROPOSAL TO REZONE AWAY FROM COMMERCIAL ZONING IN EXCHANGE FOR DEVELOPMENT RIGHTS 0808-122-8000-5

The applicants propose rezoning the commercial portion of the 6-acre parcel to agricultural in exchange for two development rights that can be used as Super Senders on the 35-acre Super Receiver parcel north of Highway 19; both parcels are part of the same 1979 farm used for Town density policy.

Motion by Commissioner Wright, seconded by Commissioner Weiland to reject the application for the splits for rezone agreement. Motion carried, 7-0.

Motion by Chairperson Endres, seconded by Commissioner Wolfe to approve a rezone for one split, converting the commercial area to agriculture and putting one development right back on the land to use or transfer. Motion carried, 6-1.

Motion by Commissioner Barman, seconded by Commissioner Wolfe to go back to agenda item #7. Motion carried, 7-0.

7. DESIGN REVIEW: SC3, SPRINGFIELD CORNERS COMMERCIAL CENTER LOT 14

The applicant's goal is to implement the project on Parcel 0808-043-7094-0 in phases. As conceived, there will eventually be two buildings on the parcel, but for now, the applicant is seeking permission to just start with prepping the site for future building: stormwater, grading, fencing, etc., and to use the parcel for employee parking and Hottman Construction equipment and materials storage in the northern corner of the parcel at the back of the lot which provides some natural screening. During the general discussion, the applicant noted they plan to have screening at the front of the lot and chain link fencing on the sides. It was noted that the applicant plans, and is advised to build stormwater facilities to large enough capacity to handle the maximum amount of impervious surface proposed.

Motion by Commissioner Wright, seconded by Commissioner Ballweg to table until the next PC meeting and have Attorney Hazelbeker draft a MOU that within five years, Hottman Construction occupies one building on the site as shown on Sheet C-2 from Quam Engineering, LLC dated September 9, 2023 and until approval of said building by the town board, the property owner can use the parcel for employee parking and equipment and materials storage for Hottman Construction in the northern corner of the parcel. Motion carried, 7-0.

9. SHIPPING CONTAINERS AS ACCESSORY BUILDINGS

Motion by Commissioner Barman, seconded by Commissioner Weiland to not allow shipping containers as accessory buildings in residential zones in the Town. Motion carried, 7-0.

10. OLD BUSINESS

11. COMMUNICATIONS/ANNOUNCEMENTS

12. ADJOURN

Motion by Commissioner Barman, seconded by Commissioner Wolfe, to adjourn the meeting at 8:00 p.m. Motion carried, 7-0.