

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes -November 1, 2021 @ 7:30 p.m.**

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, and Commissioners Bill Acker and Matt Wright present, as well as Mr. Jim Pulvermacher. Commissioners Ron Wolfe and Pam Krill were excused; one appointment is vacant.

Also present were Clerk-Treasurer Fayas, Don Acker, Stephen Acker, Ron Schwab, Rick Acker, Noa Prieve and Elaine Podell Ochoa.

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: Oct. 4, 2021

**Motion by Mr. Pulvermacher, seconded by Commissioner Wright to approve minutes. Motion carried, 3-0.**

5. PUBLIC HEARING: REZONES

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

- 4927, 4951 & TO BE CREATED RESIDENTIAL LOT ON PHEASANT BRANCH ROAD REZONED FROM RH-1 & A1-EX LEGACY ZONING TO SFR & EA TOWN ZONING

The applicants report the farm is going to be sold and annexed by the City of Middleton. Two Acker brothers are expanding their existing residential lots; a third is creating a residential lot. Town records indicate the farm originally had three development rights associated with it, in addition to two homes that were in existence prior to adoption of the 1979 density regulations; one of the three development rights was used in the early 1990's; one will be utilized with the creation of the residential lot on this CSM; the third will remain with the farm acreage. The three residential lots will be zoned &/or rezoned to SFR Town Zoning; the remaining farm land will be rezoned to EA Town zoning. Commissioners inquired about the farmland left between the lots; applicants explained the topography only allowed for a driveway onto Pheasant Branch Road to be placed in that specific area. Commissioners noted the CSM would likely not be approved if not for future plat plans that will rezone the farm out of EA, and that future developers could site homes or stormwater basins in those areas.

- 7397 SCHNEIDER ROAD FROM A1-EX LEGACY ZONING TO AG & EA TOWN ZONING

The applicant is separating the farmhouse and ten acres from the farm land. Town records indicate there are four remaining development rights associated with the farm. Commissioners objected to all four development rights remaining on the proposed 10-acre configuration, noting more road frontage would be required and suggesting the applicant redesign the 10-acre lot from its current square design, to a rectangular shape with the longer side running along the road.

**Motion by Mr. Pulvermacher, seconded by Commissioner Acker to adjourn the public hearing and resume the regular meeting. Roll call vote: Acker AYE, Endres AYE, Wright AYE. Motion carried.**

6. CSM & REZONE—ENLARGE 4927 AND 4951 PHEASANT BRANCH RD. & CREATE A NEW RESIDENTIAL LOT ON PHEASANT BRANCH RD.; REZONE FROM RH-1 AND A1-EX LEGACY ZONING TO SFR & EA TOWN ZONING

**Motion by Chairperson Endres, seconded by Commissioner Wright to approve the CSM and zoning changes for Item #6 noting that in normal circumstances the CSM would likely not have been approved due to the gap between lots 2 and 3, but because the property is expected to be annexed by the City of Middleton in the very near future, the Town decided to forego that normal preference. Motion carried, 3-0; Mr. Pulvermacher abstained.**

7. CSM & REZONE—7397 SCHNEIDER ROAD: SEPARATE THE FARM HOUSE AND BUILDINGS FROM THE FARM LAND;  
REZONE FROM A1-EX LEGACY ZONING TO AG AND EA TOWN ZONING  
Commissioners would like to know where the four splits from this farm are being assigned.  
**Motion by Mr. Pulvermacher, seconded by Commissioner Wright to table until the next regular meeting. Motion carried, 3-0; Mr. Pulvermacher abstained.**
  
8. OLD BUSINESS
  - a. PROPERTY MAINTENANCE ORDINANCE  
Commissioners would like to wait until there is a full board present and we receive feedback from the town attorney.
  - b. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS  
This is awaiting clarification from 6 Towns Zoning.  
**Motion by Mr. Pulvermacher, seconded by Commissioner Acker to table. Motion carried, 3-0; Mr. Pulvermacher abstained.**
  - ~~c. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE~~  
Staff provided Commissioners with an updated draft from a year ago, and will invite town planner Mark Roffers to an upcoming Plan Commission meeting to review.
  
9. COMMUNICATIONS/ANNOUNCEMENTS
  
10. ADJOURN  
**Motion by Mr. Pulvermacher, seconded by Commissioner Acker to adjourn the meeting at 8:15 p.m. Motion carried, 3-0; Mr. Pulvermacher abstained**