

SPRINGFIELD JOINT PLAN COMMISSION & TOWN BOARD Meeting Minutes – November 14, 2022 @ 6:30 p.m.

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

Chair Jeff Endres called the Plan Commission meeting to order at 6:30 p.m. Roll call shows Chair Jeff Endres, Commissioners Bill Acker, Jan Barman, Pamela Krill, Richard Weiland, Ron Wolfe, and Matt Wright present.

Chairperson Pulvermacher called the Town Board meeting to order at 6:30 p.m. Roll call shows Chairperson Pulvermacher, Sup. Laufenberg, Sup. Wright, and Sup. Meinholz present; Sup. Zinck is absent.

Also present was Clerk-Treasurer Fayas and Kristopher Benish.

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

Town Chairman Jim Pulvermacher would like commissioners and supervisors to consider reducing the size of the Plan Commission from seven members to five.

4. APPROVAL OF PREVIOUS MINUTES: October 10, 2022

Motion by Commissioner Wolfe, seconded by Commissioner Weiland to approve the Plan Commission minutes of October 10th. Motion carried, 7-0.

5. PUBLIC HEARING: CUP 6318 LODI-SPRINGFIELD RD.

Motion by Commissioner Wolfe, seconded by Commissioner Barman to go into a public hearing.

Roll call vote: Acker AYE, Barman AYE, Endres AYE, Krill AYE, Weiland AYE, Wolfe AYE, Wright AYE. Motion carried.

The applicant purchased the property which has a small, old home and had a number of small outbuildings that have since been removed. The applicant is requesting a CUP to build an accessory building bigger than the existing 900 ft.² home, which he plans to replace with a new, larger home in the next year or so.

Motion by Commissioner Wolfe, seconded by Commissioner Barman to close the public hearing and return to the regular meeting.

Roll call vote: Acker AYE, Barman AYE, Endres AYE, Krill AYE, Weiland AYE, Wolfe AYE, Wright AYE. Motion carried.

6. CUP: 6318 LODI-SPRINGFIELD RD.

Motion by Commissioner Wolfe, seconded by Commissioner Wright to grant the CUP with 2.5-year expiration date, with the old house razed within 30 days of occupancy permit issued for replacement home. Motion carried, 7-0.

Motion by Sup. Laufenberg, seconded by Sup. Wright to approve the CUP for 6318 Lodi-Springfield Road with the conditions from the Plan Commission's motion. Motion carried, 4-0.

7. DEVELOPMENT RIGHTS IN RURAL NEIGHBORHOOD AREAS

Commissioner Acker stepped off the Commission for the discussion.

Property owners of a 35-acre parcel of land that has been planned as a Rural Neighborhood Area for decades are asking for a variance from the Town to not require development rights (aka "splits") on said parcel. The applicants would like all parcels that were identified for Rural Development in the Town Plan before the TDR program was initiated, to be grandfathered in and able to divide land into residential lots without development rights, but their parcel specifically, due to: the property owners filled out an application for a zoning change for a future subdivision and came to a Plan Commission meeting in April 2017 to discuss their proposal with the Plan Commission (the type of land division

application, i.e. CSM, plat, etc., that was intended for filing is not specified); no notice from the Town that land values for parcels in Rural Development areas could be negatively impacted by the TDR program was received; the TDR plan devalued their land. The petitioners indicate their belief that the TDR program is not working and that the price of a Springfield split is driving buyers away, with splits in neighboring Towns selling for 1/3 of the price of Springfield split. In addition to a variance for the subject parcel, the petitioners would like the Town to consider allowing cheaper splits from adjoining Towns to be usable in Springfield and other unspecified updates to the existing program.

Commissioners questioned the reason for the request noting that parcels in Rural Neighborhood Areas are eligible for a 5:1 ratio of homes per split, adding that there have been two 2:1 transfer transactions within the Town and one 1:1 transfer already, with at least one or two more projects actively being planned. Chairperson Endres reframed the point that the land had been planned for Rural Development for approximately 30 years, by stating the applicants had 30 years to develop their parcel and didn't, the parcel was never platted, and that waiving splits for the project would be a slap in the face to current TDR purchasers and future developers. Commissioners and supervisors soundly rejected considering allowing splits from other towns to be used in Springfield. Commissioners indicated notices about the TDR program were repeatedly posted on the Towns website, in local newspapers, and in Town newsletters, and that having their land mapped for Rural Development would have added tremendous value to the parcel.

Motion by Commissioner Wright, seconded by Commissioner Wolfe to reject the request for grandfathered in project prior to the TDR program and for using splits from outside Springfield. Motion carried, 6-0; Commissioner Weiland abstained.

Chairperson Pulvermacher directed staff to ask attorney Hazelbaker for a written opinion on the matter and to add it to the next town board agenda.

8. OLD BUSINESS

- a. ~~CUP & REZONE, 6143 LODI SPRINGFIELD RD.~~

9. COMMUNICATIONS/ANNOUNCEMENTS

10. ADJOURN

Motion by Commissioner Wolfe, seconded by Commissioner Weiland to adjourn the meeting at 8:15 p.m. Motion carried, 7-0.

Motion by Sup. Meinholz, seconded by Sup. Laufenberg to adjourn at 8:15 p.m. Motion carried, 4-0.