

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes - November 9, 2020 @ 7:30 p.m.**  
**via teleconference & video conference**

Video conference access: [www.freeconferencecall.com](http://www.freeconferencecall.com); Meeting ID: Springfieldtownhall

Phone conference access: Dial in # (978) 990-5000; Access code: 405084

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

The meeting was called to order at 7:30 p.m. by Vice Chair Bill Acker. Roll call shows Commissioners Bill Acker, Steve Beglinger, Ron Wolfe, and Matt Wright present and appearing in person, as well as Mr. Jim Pulvermacher. Chairman Endres will arrive late and Commissioner Cox was excused.

Present remotely are Paula Griffin, Brian Bailod, Dave Weier, and Gary Epping

Also present and appearing in person were Clerk-Treasurer Fayas, Brian Buechner, Pat Buechner, Mike and Jaclynn Olson, and Pam McSherry.

**Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger nominating Vice Chair Commissioner Acker to Chair the meeting. Motion carried, 4-0; Commissioner Acker abstained.**

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 – Brian Buechner was informed he would not need to rezone his RH-2 property to SFR in order to build a taller accessory building.

4. APPROVAL OF PREVIOUS MINUTES: SEPT. 14, 2020 AND OCTOBER 5, 2020

A motion made by Mr. Pulvermacher, seconded by Commissioner Wolfe to approve the September 14<sup>th</sup> minutes was withdrawn when it was noticed the copy in the packets was an old, un-updated version.

**Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to table the September minutes until corrected. Motion carried, 5-0. *The corrected version of the September minutes was later approved under agenda Item 10.***

**Motion by Commissioner Wolfe, seconded by Commissioner Wright to approve minutes of October 5<sup>th</sup>. Motion carried, 5-0.**

5. EARLY START ON LAND USE PERMIT FOR FOUNDATION FOR REZONE APPLICATION: BAILLOD, 4969 HICKORY TRL.

The applicant would like permission to begin the concrete foundation for his planned accessory building, while awaiting action on his application to rezone to SFR, which is on the December plan commission agenda. Applicant was informed and understood that any action on this request did not ensure a rezone in the future allowing him to build the taller building he desires.

**Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to allow applicant to start concrete but that the height limitations remain under Legacy zoning until the Plan Commission and Town Board change the zoning to SFR. Motion carried, 5-0.**

Chair Endres arrived at 7:45 during the early start discussion; at Chairperson Endres's request and with his thanks, Commissioner Acker will act as chair for the remainder of the meeting.

6. DISCUSSION: CSM & REZONE: 6069 WIPPERFURTH RD.; 1 ACRE LOT LINE ADJUSTMENT FROM A-2 TO SFR

Before moving forward with a survey, Mr. Epping would like the commission's thoughts on his proposal for a lot line adjustment, to sell approximately one acre of land to his neighbor to the north. He explained the proposed east-west division would leave a little wood in between the two residences. The plan commission had no objection.

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

**Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to recess the regular meeting and enter the public hearing on the Griffin rezone.**

**Roll call vote: Wolfe AYE, Pulvermacher AYE, Endres AYE, Beglinger AYE, Wright AYE, Acker AYE. Motion carried.**

a. GRIFFIN, 7244 CLOVER HILL DR. REZONE FROM R-1 TO SFR

The Griffins would like to build a taller, approximately 30' x 40' accessory building in the future, on the site where they currently have a gravel pad. The intent is to copy the smaller 24' x 30' metal shed that's currently on the property.

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

**Motion by Commissioner Endres, seconded by Mr. Pulvermacher to exit the public hearing and continue the regular meeting.**

**Roll call vote: Wolfe AYE, Pulvermacher AYE, Endres AYE, Beglinger AYE, Wright AYE, Acker AYE. Motion carried.**

8. REZONE: GRIFFIN 7244 CLOVER HILL; REZONE FROM R-1 TO SFR

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to grant the zoning change to SFR for 7244 Clover Hill Dr. Motion carried, 6-0.**

9. OLD BUSINESS

a. PROSPECTIVE DEVELOPMENT--5487 CTH P

Mr. Pulvermacher researched the history and checked with the Wisconsin Towns Association and attorney Hazelbaker who concurred that Rolling Acres Lane is a town road. The need to update, widen and put in a cul de sac, would be based on the amount of anticipated traffic, and some or all of the costs would likely be assessed to adjoining property owners. The Town is in the process of having a title search done on the property to try and determine the current ROW, dedicated width, etc.; there is a vision corner there. The Olsons want to move forward with a formal application to put two or three lots on their land abutting Rolling Acres Lane. The commission will await the results and interpretation of the title search.

b. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE

c. ZONING ORDINANCE AMENDMENT: VARIANCES

d. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

10. COMMUNICATIONS/ANNOUNCEMENTS

Staff provided the correct copy of the September 14<sup>th</sup> minutes for the Commission to review.

**Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to approve Item #4's September 14, 2020 minutes as corrected and represented. Motion carried, 6-0.**

11. ADJOURN

**Motion by Chairperson Endres, seconded by Commissioner Beglinger to adjourn the meeting at 925 p.m. Motion carried, 6-0.**