

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - FEBRUARY 1, 2021 @ 7:30 p.m.
via teleconference & video conference

Video conference access: 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

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

Present remotely are Commissioner Bill Acker, Dan Fargen, Jim Wills, Judy Acker Maly, Ann Voss, Philip Andris, Nate Wagner, Pam McSherry, Tim Black and Mike Olson.

Also present and appearing in person was Clerk-Treasurer Fayas, Bill Statz, Gary Acker, Brian Buechner, Pat Buechner, Dave Laufenberg, Luke Laufenberg, Tom Barman, and Kevin Heppner.

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.

Residents Dave Laufenberg and Luke Laufenberg would like to discuss starting a small, farm-to-table type of meat processing plant, with a small farmers' market storefront. The tentative plan would be to become a certified, inspected slaughter house and provide meat processing services to the public. A CUP will likely be needed for the project to proceed. This item will be added to next month's agenda for discussion.

4. APPROVAL OF PREVIOUS MINUTES: January 4, 2021

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to approve the minutes as presented. Motion carried, 6-0.

5. 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 go into a public hearing. Roll call vote: Wolfe AYE, Acker AYE, Pulvermacher AYE, Endres AYE, Beglinger AYE, Wright AYE. Motion carried.

a. CSM & REZONE TO SFR & EA: BLACK / ESSER, 6588 KOPP ROAD

The applicants are seeking a lot line adjustment to the east and west end of their lot to purchase 1.27 acres of adjoining property from their neighbor. Although this puts their new lot size over 6 acres, they have no plans to develop or do anything other than increase their lot size; the 1.27 acres being purchased creates natural lot lines, with the proposed lot expansion abutting Wipperfurth Road to the west and encompassing the entirety of a wooded, steeply inclined "wasteland" area to the east.

MOTION TO EXIT PUBLIC HEARING AND RECONVENE REGULAR MEETING.

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to come out of the public hearing and return to the regular meeting. Roll call vote: Wolfe AYE, Acker AYE, Pulvermacher AYE, Endres AYE, Beglinger AYE, Wright AYE. Motion carried.

6. CSM & REZONE TO SFR & EA: BLACK / ESSER, 6588 KOPP ROAD

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the rezone to SFR and the CSM to 6.31 acres with a deed restriction indicating the lot can't have a second residence on the property. Motion carried, 6-0.

7. DISCUSSION: CSM & REZONE TO SFR, B. STATZ, 7780 MARTINSVILLE ROAD

Resident Bill Statz will have a CSM and rezone application on the March agenda for approval to combine his three separate parcels into one parcel to facilitate a new septic field without having to grant himself an easement from one parcel to another. The CSM would require a rezone to Town Zoning, which would allow his planned garage expansion to exceed the 12' height limitation of Legacy Zoning, accommodating higher garage doors as needed.

8. DISCUSSION OF DEVELOPMENT POSSIBILITIES: A. VOSS, 9 ACRE PARCEL (#0808-353-9275-0) NEAR SPRINGTON & SCHNEIDER ROAD INTERSECTION

Ms. Voss is exploring the potential and feasibility of building multi-family condo buildings on the northern portion of her 9-acre parcel and two single family homes on the southern portion of the lot. Plan Commissioners recommended starting their research by looking at sewer options for the parcel that can accommodate multiple households and looking at a shared well arrangement to stay away from the septic, as there are no public utilities there. Commissioners also suggested talking to St. Andrews school about a joint sewer/water arrangement. Commissioners encouraged Ms. Voss to speak with the owners of the adjoining 2.9 acre parcel to the west, to see if that strip of land, which is bordered by Springton Drive on the opposite side, could be incorporated into any future development plans for that area. The Commissioners stated high density homes in that area would work well with the surroundings.

9. DISCUSSION: TDR RECEIVING AREA, K. HEPPNER, 6863 WOODLAND DRIVE

Mr. Heppner has a home with approx. 62 acres south of Woodland Drive, accessible by the flagpole lot at 6863 Woodland Drive. In spring of 2020 at a Plan Committee meeting for discussion, the Commissioners directed Mr. Heppner to contact the Town's TDR administrator for TDR scoring and to work on finding a sender. Mr. Heppner plans to acquire development rights aka "splits" from Gary Acker off of Gary's father's home farm. At this meeting, the Plan Commission informed Mr. Heppner that item #13 on the Type 2 TDR scoring sheet (receiving area \leq 40 acres as of April 16, 1979), which is currently preventing his parcels from becoming a receiving area could be considered for variance by the Plan Commission and Town Board due to the intent of the scoring criteria. Mr. Heppner explained the acreage has been out of production for the fifteen years he's owned it and it was a pheasant farm prior, so the land hasn't been farmed for at least forty years and the chances of it being put into ag production are low. Mr. Heppner contends the long-term lack of farming renders the soil quality (Item #19 on the TDR Type 2 scoring criteria) less relevant for TDR scoring purposes, as he is not decreasing current ag production for development. The soil quality score currently impacts his ability to achieve a 2:1 TDR ratio. Mr. Heppner understands that six new lots will require the construction and dedication to the Town of a new road built to town road standards. The Plan Commission will schedule a site visit of the property at their April meeting.

10. DISCUSSION: REZONE TO COM, THE STORAGE GUY, 6072 DARLIN DRIVE

The applicant is seeking to rezone the 7 acre parcel from A-2(4) to COM to create business condos. No mini-warehouses are planned, rather business warehouses are envisioned to supplement the onsite business condos, similar to Mr. Wills' units on TIF property on Schneider Road. Mr. Wills plans for the buildings to have water and sewer. Layout and access to the property and existing facilities will be decided with the Plan Commission and Town Board's input during the Design Review stage if the rezone application is approved and the project pursued. Commissioners recommended including a secondary ingress/egress point for emergency vehicle access.

11. OLD BUSINESS

a. REZONE: BARMAN, 7220 CLOVER HILL DR., 2.5 ACRE LOT FROM R-1 TO SFR

Mr. Barman explained the planned location for the proposed accessory building is 26' from water and from the top of the water to the bottom of the shed is 28", so water won't be an issue, and he's received the blessing from his four neighbors for the proposed future project.

Motion by Commissioner Beglinger, seconded by Commissioner Wright to accept the rezoning with building located and done as drawn, with a maximum building height of 24'. Motion carried, 6-0.

b. PROSPECTIVE DEVELOPMENT—5487 CTH P

Mr. Pulvermacher stepped off the board for this discussion. Chairperson Endres would like to wait for the reviews from the town professionals, noting the public hearing on their CSM and rezone application will be at the March 1st Plan Commission meeting. Mr. Pulvermacher informed the Plan Commission and meeting attendees that the town board is going to schedule a separate town board meeting to discuss the status of Rolling Acres Lane, noting that while it is a town road, it was not constructed up to town standards and will likely require upgrades and widening to accommodate more homes and traffic.

c. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE

d. DENSITY AKA "SPLITS" MAP

e. ZONING ORDINANCE AMENDMENT: VARIANCES

f. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

12. COMMUNICATIONS/ANNOUNCEMENTS

Next Tuesday the town board is having a meeting on the Whippoorwill Road turnaround request.

13. ADJOURN

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to adjourn the meeting at 9:25 p.m. Motion carried, 6-0.