

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - April 11, 2022 @ 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, Commissioners Bill Acker, Jan Barman, Pamela Krill (via phone), Ron Wolfe, and Richard Weiland present. Matt Wright was absent.

Also present were Town Board members Jim Pulvermacher, Dave Laufenberg, and Art Meinholz; Clerk-Treasurer Fayas, Addison Kalish, Paul Chernak, Jeff Daugherty, Kevin Yeska, 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.

4. APPROVAL OF PREVIOUS MINUTES: March 7, 2022

Motion by Commissioner Wolfe, seconded by Commissioner Barman to approve minutes of March 7, 2022. Motion carried, 6-0.

5. PUBLIC HEARING

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

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

a. REZONE (C-2 TO COM) & CUP – KALISH MASONRY, 7365 DARLIN DR.

There's been no change in concept since the March meeting they attended for discussion, although the design review application and CUP have been updated based on feedback from the commission and town professionals. The applicant plans to rent the approximately 12,000 ft.² graveled area in the southeast corner of the lot to a neighboring business for equipment storage. No other outdoor storage is anticipated or requested except for fuel tank storage to occur in the same designated area of the lot as the previous occupant and perhaps some hydro-mobile scaffolding periodically. The previous owner is leasing a portion of the lot through the end of July to allow time to move materials currently being stored on site. A new 3,500 ft.² building is planned in the northeast corner of the lot. No signage is anticipated on the building. There will be approximately four on-site workers at the property. Mr. Jeff Daugherty who manages the Springfield Business Condo Association and represents the Springfield Storage Condos on Muskie Drive has known applicant Addison Kalish for 25 years and has always known Mr. Kalish to keep his business property neat and tidy. Mr. Daugherty supports Mr. Kalish's rezone and CUP applications.

Motion by Commissioner Wolfe, seconded by Commissioner Acker to exit the public hearing and go back to the regular meeting.

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

6. REZONE (C-2 TO COM), CUP, AND DESIGN REVIEW – KALISH MASONRY, 7365 DARLIN DR.

Motion by Commissioner Wolfe, seconded by Commissioner Weiland to approve contingent on the screening and exterior lighting plans meeting design review standards per MSA. Signs will need approval; no signs on the building. Amend CUP Item C-11 to add, "except for 12,000 ft² in the southeast corner," and strike Item C-12. Contingent on receiving stormwater and all other required permitting from the County and State. Motion carried, 6-0.

7. TDR WAIVER REQUEST—HEPPNER WOODLAND DR.

The applicant is seeking a waiver for items 13 & 19 of the TDR Type 2 Receiving Areas scoring worksheet.

Motion by Commissioner Barman, seconded by Commissioner Weiland to table the TDR waiver request for more information from professionals on #13 & 19 of TDR Type II scoring criteria. Motion carried, 6-0.

8. OLD BUSINESS

~~a. CSM & REZONE: TOP SHELF ENTERPRISES, 7311-7327 DARLIN DR., C-2 TO COM~~

b. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

Motion by Commissioner Wolfe, seconded by Commissioner Acker to table. Motion carried, 6-0.

9. COMMUNICATIONS/ANNOUNCEMENTS

Mr. Paul Chernak would like additional speed signs to be installed in the commercial park. This will be added to the upcoming town board meeting agenda.

10. ADJOURN

Motion by Commissioner Barman, seconded by Commissioner Wolfe to adjourn the meeting at 9:35 p.m. Motion carried, 6-0.