

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - May 2, 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, and Matt Wright present. Commissioners Pamela Krill, Richard Weiland, and Ron Wolfe were absent.

Also present were Clerk-Treasurer Fayas, TDR Administrator and Town Planner Mark Roffers, Vern Jesse, Jim Pulvermacher, Adam Nonn, Dan Pietrzykowski of Grant Signs, Nick Bollig and Jeremy Frommelt.

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: April 11, 2022

Motion by Commissioner Barman, seconded by Commissioner Acker to approve the minutes from April 11th meeting. Motion carried, 3-0; Commissioner Wright abstained.

5. SIGN REVIEW AND APPROVAL—BEST LAWN

The applicant and sign company representative explained the 7'8" x 32'7", internally illuminated sign will glow white, not project light or utilize top lights, and will be installed on the 80' side of the building that faces Highway 12 and will consist solely of the business name and phone number.

Motion by Commissioner Wright, seconded by Commissioner Acker to approve the sign as proposed, in compliance with the zoning ordinance. Motion carried, 4-0.

Motion by Commissioner Barman, seconded by Commissioner Acker to skip to Old Business agenda item 8a: CSM & Rezone for Top Shelf Enterprises. Motion approved, 4-0.

8a. OLD BUSINESS--CSM & REZONE: TOP SHELF ENT. 7327 DARLIN DR., C-2 TO COM

Site visit attendees estimate that 40-50,000 yds. of fill will be needed for the site; the town may require road bonding during site development. Attorney Jesse reported the applicant has decided to reconfigure the CSM's lot lines to accommodate stormwater and septic on the proposed new lot, rather than have them located on an adjoining parcel. The plan commission would like to see the stormwater layout and the location of the septic system for any CSM proposal for the site. Commissioners advised the property owner that the existing stormwater channel needs to be touched up, maintained and possibly reviewed for suitability. Attorney Jesse vocalized a request to extend the timeline on the CSM application through the July 11th Plan Commission meeting.

Motion by Commissioner Acker, seconded by Commissioner Wright to extend the application decision/recommendation deadline through July 11th and table the item. Motion carried, 4-0.

8b. OLD BUSINESS-- TDR WAIVER REQUEST—HEPPNER WOODLAND DR.

Mr. Heppner is asking the Town to waive TDR Type 2 Receiving requirements #13 & 19. TDR Administrator and Town Planner Mark Roffers is not making a recommendation one way or another. Commissioners noted constructing a town road may be cost prohibitive and the applicant may want to consider creating fewer lots utilizing the land as a Type 1 TDR receiver with a 1:1 ratio. The commission was not in favor of a waiver or variance from the Type 2 requirements. A motion by Commissioner Acker indicating the commission favored a transfer maximum of 1 to 1, with 3 new lots, away from Group I & II soils, leaving room to convert the driveway to a town road in the future if needed, and taking a Type 2

transfer off the table with no super receiving designation unless in reference to a subdivision, died for lack of a second. Commissioners encouraged to explore a Type I or Type III receiving transfer.

6. CUPS AND REZONES REQUIREMENTS IN COMMERCIAL PARK

Motion by Commissioner Barman, seconded by Commissioner Wright to require rezones to town zoning for lots in the commercial park at a fee not to exceed \$500, but not require CUPs in the commercial park. Motion carried, 4-0

7. COMMITTEE ORGANIZATIONAL UPDATES:

a. ELECT CHAIR AND VICE CHAIR

Motion by Commissioner Barman, seconded by Commissioner Wright nominating Jeff Endres as Chair. Motion passed, 3-0; Mr. Endres abstained.

Motion by Commissioner Barman, seconded by Commissioner Wright to nominate Bill Acker as Vice Chair. Motion passed, 3-0; Mr. Acker abstained.

b. SET MEETING DAY(S) AND TIME

Motion by Chairperson Endres, seconded by Commissioner Wright to hold Plan Commission meetings on the second Monday of the month at 6:30 p.m., effective June 2022. Motion carried, 4-0.

8. OLD BUSINESS

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

See above.

b. TDR WAIVER REQUEST—HEPPNER WOODLAND DR.

See above.

c. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

Motion by Chairperson Endres, seconded by Commissioner Barman to table. Motion carried, 4-0.

9. COMMUNICATIONS/ANNOUNCEMENTS

Chairperson Endres reported he hosted visitors from the EPA recently at his farm.

10. ADJOURN

Motion by Chairperson Endres, seconded by Commissioner Acker to adjourn the meeting at 9:20 p.m. Motion carried, 4-0.