

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - June 1, 2020 @ 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 Bill Acker and Jack Cox, and Mr. Jim Pulvermacher appearing in person. Commissioners Steve Beglinger, Ron Wolfe and Matt Wright attended remotely.

Also present in person were Clerk-Treasurer Dianah Fayas, Dan Fargen, John Scott, Philip Andris and Rich Wipperfurth. Appearing remotely were Gary Acker, Mark Meinholz, and Tom Barman.

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 – Mr. Mark Meinholz confirmed that he would be able to comment on drainage issues in Hickory Highlands during the discussion of the Clover Hill CSM/Rezone agenda item (#6d).

4. APPROVAL OF PREVIOUS MINUTES: May 4, 2020

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to approve the minutes as presented. Motion carried, 7-0.

5. REVIEW OF 20% GRADE ISSUES AT AYERS' COUNTY HIGHWAY K PROPERTY, APPROX. 1 MILE EAST OF HWY. P

Mr. Pulvermacher visited the site with Mr. Ayers. The Ayers' had questions about the slopes off the roadway and the permitting process for the driveway, not related to home siting. Mr. Pulvermacher explained they would be working with the county as it is accessing a county road.

6. OLD BUSINESS

a. CUP & REZONE: JAR EXPRESS, INC., 6434 STATE HWY. 19, PARCEL NO. 0808-121-8790-0

Commissioners noted concern regarding past and future zoning compliance and enforcement. Chairperson Endres wants to wait until the stormwater system is brought into compliance with Dane County before taking action on the rezone and CUP applications, in the event that compliance impacts the Plan Commission's decision making. The commission reviewed the status of the application thus far.

b. TDR SENDING AREA REQUIREMENTS—3RD PARTY HOLDER, UNLOCK TRIGGERS IN CONSERVATION EASEMENTS

Chairperson Endres, town planner Mark Roffers and representatives from Yahara Pride will be meeting to discuss adding Yahara Pride as a 3rd party holder on conservation easements.

c. DESIGN REVIEW APPLICATION SPRINGFIELD WELDING FINISHING BUILDING

Motion by Mr. Pulvermacher, seconded by Commissioner Cox to grant approval of the building Design Review Application noting the action items from the June 1, 2020 memo from MSA. The applicant will provide a letter providing information on the landscape plan and indicating the light pole in the lighting plan is now deleted. Motion carried, 6-0; Mr. Pulvermacher abstained.

d. CSM & REZONE FROM RH-2 LEGACY TO SFR TOWN ZONING: 7225 CLOVER HILL DR.

The applicant has documented the location of the primary and secondary septic locations on the CSM; included a proposed building envelope; and included a note on the CSM specifying floor elevation. Commissioners and neighbors in

attendance are concerned with already existing drainage inadequacies in the neighborhood and don't want to see more impervious surface area adding to the problem; are concerned with the slopes on the proposed lot; and suitable locations for well and septic sites. A review of the drainage in the area indicates it is a neighborhood issue that would be the responsibility of the HOA, had the HOA not been dissolved and the covenants not expired.

Motion by Commissioner Acker, seconded by Commissioner Wright to deny the application to create Lots 1 & 2 due to challenges of slopes on lot and stormwater concerns of neighbors. Motion carried, 5-2.

7. COMMUNICATIONS/ANNOUNCEMENTS

8. ADJOURN

Motion by Commissioner Cox, seconded by Commissioner Acker to adjourn the meeting at 10:30 p.m. Motion carried, 7-0.