**SPRINGFIELD PLAN COMMISSION**

**Meeting Minutes - July 9, 2018 @ 7:30 p.m.**

**Springfield Townhall, 6157 CTH P, Dane, WI**

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 Endres, Commissioners Acker, Wagner, Resan, and Wolfe present, as well as Sup. Pulvermacher.

Also present were Clerk-Treasurer Fayas, Duane Wagner, Bonnie Bollig, Kerry Bollig, Dan Borski, Steve Beglinger, Craig Bollig, Nick Bollig, Tom Helt and Jason Helt.

The Pledge of Allegiance was recited.

1. 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.

1. PUBLIC COMMENT TIME

Mr. Duane Wagner sought counsel from the Commission regarding his proposed request to convert a 60 x 45’ barn buildings into storage units. The Commission advised Mr. Wagner that a C.U.P. would be needed, but there may be concerns about allowing a C.U.P. to provide services competitive to commercially zoned businesses in the Town.

1. APPROVAL OF PREVIOUS MINUTES: June 4, 2018

**Motion by Sup. Pulvermacher, seconded by Commissioner Acker to approve minutes. Motion carried, 6-0.**

1. DESIGN REVIEW APPLICATION – BEST LAWN CARE

Best Lawn Care would like to construct a new building and create outdoor storage areas for trucks and trailers, and bins for mulch, rocks, etc. Commissioners would like clarification on the number of parking spots required vs. how many will be available; details on the existing drive/road to determine if a cul de sac or easement onto the property is necessary for town plowing; specifics on the type of fencing and color scheme of the building; and, a more detailed lighting plan. Commissioners advised the applicant that a storm water plan needs to be developed and submitted to the County for approval and permit, with a copy of the permit provided to the Town. Commissioners encouraged planning with thoughts of future growth for the storm water and parking design and considering developing those to maximum capacity. Suggestions to locate the building farther back on the lot and to turn the roof 90° were also made with a mind to future growth and ease of access.

**Motion by Sup. Pulvermacher, seconded by Commissioner Wagner to table until the August 6th meeting. Motion carried, 6-0.**

1. CSM/REZONE – DAN BORSKI AND PAULA RIESCH, 7312 CLOVER HILL LOT DIVISION. SPLIT AND REZONE A 3.55 ACRE R-1 LEGACY ZONING LOT TO TWO 1.775 SFR TOWN ZONING LOTS.

**Motion by Sup. Pulvermacher, seconded by Commissioner Resan to grant the CSM/Rezone at 7312 Clover Hill to create one new lot, with both the new and remaining lot rezoned to SRF and Right to Farm notices for each lot included on the CSM or deed notices. A $1,000 park fee is also due and payable to the Town for creation of a new subdivision lot. Motion carried, 6-0.**

1. CSM/REZONE – HD FARM PROPERTIES LLC, JASON HELT, AGENT, 7456 KICKABOO ROAD, PARCEL #056/0808-171-9000-4. SPLIT AND REZONE A 1.35 ACRE LOT FROM A-1(EX) LEGACY ZONING TO SFR TOWN ZONING.

Commissioners strongly recommended leaving a development right with the farm so a farmhouse can be added to the parcel in the future. Commissioners would like a first right of refusal to be discussed by the property owners, to allow the farm to purchase the home back in the future if desired.

**Motion by Sup. Pulvermacher, seconded by Commissioner Resan to grant the petition by HD Farm to create a 1.35 acre lot noting that they have to have a Right to Farm notice on the CSM and the shared driveway easement must be recorded and a copy provided to the Town. Motion carried, 6-0.**

1. ZONING ORDINANCE AMENDMENT #2 FOR CERTIFICATION UNDER THE WISCONSIN FARMLAND PRESERVATION PROGRAM.

This amendment to the Dane Towns zoning ordinance is to comply with requirements necessary for certification under the Farmland Preservation Program.

**Motion by Sup. Pulvermacher, seconded by Commissioner Wagner recommending approval of zoning ordinance amendment #2 as presented. Motion carried, 6-0.**

1. PLAN COMMISSION APPLICANT: STEPHEN BEGLINGER

Mr. Beglinger introduced himself to the Commission and provided a brief synopsis of his educational and professional backgrounds.

**Motion by Commissioner Acker, seconded by Commissioner Resan to recommend to the Town Board the appointment of Mr. Beglinger to the Plan Commission. Motion carried, 6-0.**

1. COMMUNICATIONS/ANNOUNCEMENTS

Sup. Pulvermacher updated the board on recent changes to C.U.P. approval and encouraged a review of Town procedure relative to consideration of C.U.P. applications.

1. ADJOURN

**Motion by Sup. Pulvermacher, seconded by Commissioner Wagner to adjourn the meeting at 9:25 p.m. Motion carried, 6-0.**