

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes - August 3, 2020 @ 7:30 p.m.**  
**via teleconference & video conference**

Video conference access: [www.freeconferencecall.com](http://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, Steve Beglinger, and Ron Wolfe present and appearing in person, as well as Mr. Jim Pulvermacher. Commissioner Matt Wright is present and appearing remotely. Commissioner Jack Cox is absent.

Also present and appearing in person were Clerk-Treasurer Dianah Fayas, Michael Olson and Pam McSherry; Dan Fargen and Rich Wipperfurth are attending remotely.

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: JUNE 1, 2020

There was no July meeting.

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

5. DISCUSSION: EXPANSION FOR GAS CONVERSION AT GL BIOGAS DIGESTER

The proposal will require a rezone and CUP to proceed because it changes the operation.

6. DISCUSSION: PROSPECTIVE DEVELOPMENT – 5487 CTH P

Mr. Olson owns 38 acres and is asking for the Plan Commission's thoughts on a 3-4 lot development on his land accessible off Rolling Acres Lane. The Towns' Transfer of Development Rights program would need to be utilized as there are no remaining splits on the parcel. Mr. Pulvermacher noted Rolling Acres Lane is built to Single Purpose Road specifications and may need to be improved to town road standards before access to the road is granted for additional homes.

7. ZONING ORDINANCE AMENDMENT: VARIANCES

A new amendment has been proposed for adoption by the six towns to authorize a variance of less than one foot where the error was unintentional or compliance would cause economic waste. Commissioners noted application of this variance may not be permissible when pertaining to road right of way setbacks.

**Motion by Commissioner Wright, seconded by Mr. Pulvermacher to send back to the six towns for clarification &/or revision to address setbacks on State, County or Town roads. Motion carried, 6-0.**

8. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

After discussion, the Commission determined the 1,000 foot setback was not a typo, but were amenable to reducing.

**Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to send to the six towns for review of: #1 a definition of "kennel" to be added to the ordinance amendment; #2 how many dogs before it becomes a kennel needs to be clearly listed; #3 recommend a minimum 650' setback for any residential dwelling not owned by the kennel owner. Motion carried, 6-0.**

9. OLD BUSINESS

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

The applicant updated the board that his engineering firm is working with the County to bring the property into compliance with County stormwater and/or erosion control permitting requirements. He would like to move forward with the rezone request as soon as possible so he can get his vacant condo units rented; he understands waiting on the outdoor storage application until his permit(s) with the county are in order. Commissioners noted the item had been tabled at the previous meeting until the stormwater issues were resolved.

**Motion by Mr. Pulvermacher, seconded by Commissioner Wright to table for one month and take a final vote on the applications at the September meetings. Motion carried, 6-0.**

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

The county language has been replaced with Yahara Pride's information as the third party holder and the document streamlined a little bit. Chairperson Endres will be meeting with town planner and TDR administrator Mark Roffers later this week and the town board will receive a copy to review tomorrow. The Commission would like to see a "Changes" version to see what has changed.

Mr. Pulvermacher left at 9:05 p.m.

10. COMMUNICATIONS/ANNOUNCEMENTS

11. ADJOURN

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to adjourn the meeting at 9:30 p.m. Motion carried, 6-0.**