

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – September 12, 2022 @ 6:30 p.m.

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

Chair Jeff Endres called the meeting to order at 6:30 p.m. Roll call shows Chair Jeff Endres, Commissioners Bill Acker, Jan Barman, Pamela Krill, Richard Weiland, Ron Wolfe, and Matt Wright present.

Also present were Clerk-Treasurer Fayas, Ryan Brown, and Ryan and Heather Morehouse.

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.

3. PUBLIC COMMENT TIME – None.

4. APPROVAL OF PREVIOUS MINUTES: August 15, 2022

Motion by Commissioner Wolfe, seconded by Commissioner Krill to approve minutes. Motion carried, 5-0; Chairperson Endres and Commissioner Weiland abstained.

5. PUBLIC HEARING: 6724 SHAMROCK GLEN CIR., REZONE FROM R-1 TO SFR

Motion by Commissioner Wolfe, seconded by Commissioner Barman to recess the regular meeting and go into a public hearing. Roll call vote: Acker AYE, Barman AYE, Endres AYE, Krill AYE, Weiland AYE, Wolfe AYE, Wright AYE. Motion carried.

The applicant wants to replace an existing deck with a screened in porch that would be approximately 40' from the property line, which requires a rezone to SFR which has a 25' rear yard setback, instead of the 50' rear yard setback required by current Legacy zoning. The applicant indicated the screen porch will not be visible from the road; the only neighbor that will be able to see it, was contacted by the applicant and raised no concerns or objects to the proposed project.

Motion by Commissioner Acker, seconded by Commissioner Wolfe to close the public hearing and return to the regular meeting. Roll call vote: Acker AYE, Barman AYE, Endres AYE, Krill AYE, Weiland AYE, Wolfe AYE, Wright AYE. Motion carried.

6. 6724 SHAMROCK GLEN CIR., REZONE TO SFR

Motion by Commissioner Barman, seconded by Commissioner Wright to approve the rezone to SFR for 6724 Shamrock Glen Circle. Motion carried, 7-0.

7. DISCUSSION: 6207 BARMAN RD., CSM & REZONE TO SFR & AG TO SEPARATE HOUSE FROM FARM & ORIGINAL FARMHOUSE

Chairperson Endres informed the Plan Commission that he will be abstain from any votes due to an ongoing business relationship with the land owner. Hearing no objection from the PC, Chairperson Endres will continue to chair the meeting during the discussion.

Ryan and Heather Morehouse rent the home and some of the property from family and are exploring their options to separate the house from the farm. Town research indicates the house is already on its own 2.25-acre lot, which did not require use of a development right per TDR Program rules. The Morehouses would like to purchase some of the buildings and learned a CSM could be drawn up to reconfigure and/or add land to the existing home lot, and would not require a development right. During the discussion, it was noted that the home lot has an easement from the neighbor to access Barman Road from the existing driveway, the well is situated with the buildings, there are two septic fields, and the buildings all have utilities. The quarry pit south of the buildings started getting filled in, but stopped about three years ago.

8. OLD/UNFINISHED BUSINESS

9. COMMUNICATIONS/ANNOUNCEMENTS

10. ADJOURN

Motion by Commissioner Barman, seconded by Commissioner Wolfe to adjourn the meeting at 7:15 p.m. Motion carried, 7-0.