

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - September 9, 2019 @ 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 Jeff Endres, Commissioners Bill Acker, Steve Beglinger, Nate Wagner, Ron Wolfe, and Matt Wright present, as well as Jim Pulvermacher.

Also present was Clerk-Treasurer Fayas, Mike Kariotis, Russ Meier, Mona Golackson, Ashley Golackson, Jon Jeglum, Mark Wahl and Pam McSherry.

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: Aug. 5, 2019

Town Board Chairman Pulvermacher asked that he be referred to in the minutes as “Jim Pulvermacher” rather than by his title and that the Aug. 5th minutes be updated to reflect that request.

Motion by Commissioner Wolfe, seconded by Commissioner Wagner to approve minutes. Motion carried, 7-0.

5. DISCUSSION: RUSS MEIER, 7775 MARTINSVILLE RD., REZONE FROM C-2 TO SFR/MFR

The applicant would like to convert a warehouse that currently has a two bedroom watchman’s quarters attached, into a residential duplex. The Plan Commission advised that proof of acceptable septic capacity would need to be provided and our Town Planner/TDR Administrator would likely need to advise the Town whether a development right would be required for an additional residence to be added. There is currently no provision in the Town’s density policy addressing a zoning change from a commercial use to a residential. Commissioners scheduled a site visit to the property.

Motion by Commissioner Beglinger, seconded by Commissioner Wagner to schedule a site visit to the property.

Motion carried, 6-0; Mr. Pulvermacher abstained.

The site visit was scheduled for Thursday, Sept. 12th at 6:30 p.m.

6. PUBLIC HEARING *MOVE TO RECESS REGULAR MEETING AND ENTER INTO A PUBLIC HEARING*

- ZONING ORDINANCE AMENDMENT #3—SIGNS

MOVE TO CLOSE PUBLIC HEARING AND RE-ENTER REGULAR MEETING

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to recess the regular meeting and enter into a public hearing. Roll call vote: Chair Endres – Aye; Commissioner Acker – Aye; Commissioner Beglinger – Aye; Commissioner Wagner – Aye; Commissioner Wolfe – Aye; Commissioner Wright – Aye; Mr. Pulvermacher – Aye. Motion carried.

There was no public comment.

Motion by Mr. Pulvermacher, seconded by Commissioner Wright to come out of the public hearing and return to the regular meeting. Roll call vote: Chair Endres – Aye; Commissioner Acker – Aye; Commissioner Beglinger – Aye; Commissioner Wagner – Aye; Commissioner Wolfe – Aye; Commissioner Wright – Aye; Mr. Pulvermacher – Aye. Motion carried.

7. ZONING ORDINANCE AMENDMENT #3—SIGNS

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to adopt zoning ordinance amendment #3 as presented. Motion carried, 7-0.

8. ST. PETER’S CATHOLIC SCHOOL SIGNAGE

Motion by Commissioner Acker, seconded by Commissioner Wright to approve the sign application for St. Peter's Church. Motion carried, 7-0.

9. PUBLIC HEARING *MOVE TO RECESS REGULAR MEETING AND ENTER INTO A PUBLIC HEARING*

- ZONING ORDINANCE AMENDMENT #4 – PLUMBING IN ACCESSORY BUILDINGS

MOVE TO CLOSE PUBLIC HEARING AND RE-ENTER REGULAR MEETING

Motion by Commissioner Wagner, seconded by Commissioner Wolfe to enter into a public hearing. Roll call vote: Chair Endres – Aye; Commissioner Acker – Aye; Commissioner Beglinger – Aye; Commissioner Wagner – Aye; Commissioner Wolfe – Aye; Commissioner Wright – Aye; Mr. Pulvermacher – Aye. Motion carried.

Commissioners would like examples of how this would be applied, scenarios where this is and is not appropriate. There was no public comment.

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to come out of the public hearing and reenter the regular meeting. Roll call vote: Chair Endres – Aye; Commissioner Acker – Aye; Commissioner Beglinger – Aye; Commissioner Wagner – Aye; Commissioner Wolfe – Aye; Commissioner Wright – Aye; Mr. Pulvermacher – Aye. Motion carried.

10. ZONING ORDINANCE AMENDMENT #4 – PLUMBING IN ACCESSORY BUILDINGS

Motion by Mr. Pulvermacher, seconded by Commissioner Acker to table this item until the next Plan Commission meeting. Motion carried, 7-0.

11. PUBLIC HEARING *MOVE TO RECESS REGULAR MEETING AND ENTER INTO A PUBLIC HEARING*

- ZONING ORDINANCE AMENDMENT #5—OUTDOOR STORAGE

MOVE TO CLOSE PUBLIC HEARING AND RE-ENTER REGULAR MEETING

Motion by Commissioner Wolfe, seconded by Mr. Pulvermacher to suspend the regular meeting and go into a public hearing. Roll call vote: Chair Endres – Aye; Commissioner Acker – Aye; Commissioner Beglinger – Aye; Commissioner Wagner – Aye; Commissioner Wolfe – Aye; Commissioner Wright – Aye; Mr. Pulvermacher – Aye. Motion carried.

This amendment adds language to include boats, trailers and hoists to the list of items that are not to be stored commercially. There was no public comment.

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to exit the public hearing and return to the meeting. Roll call vote: Chair Endres – Aye; Commissioner Acker – Aye; Commissioner Beglinger – Aye; Commissioner Wagner – Aye; Commissioner Wolfe – Aye; Commissioner Wright – Aye; Mr. Pulvermacher – Aye. Motion carried.

12. ZONING ORDINANCE AMENDMENT #5—OUTDOOR STORAGE

Motion by Commissioner Beglinger, seconded by Commissioner Wright to approve the ordinance amendment and recommend to Town Board. Motion carried, 6-0; Mr. Pulvermacher abstained.

13. LAND DIVISION ORDINANCE AMENDMENT

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to table until next month's meeting. Motion carried, 7-0.

14. OLD BUSINESS

- HELLENBRAND BROS. EXCAVATING: BUILDING PERMIT TO BE ISSUED BY 10/16/19; DISCUSS ROAD AGREEMENT
- MICHAEL AND JACLYN AYERS, PARCEL #: 0808-302-8340-0, COUNTY HWY. K
- MODEL DEVELOPMENT AGREEMENTS
- TDR SENDING AREA REQUIREMENTS--3RD PARTY HOLDER, UNLOCK TRIGGERS IN CONSERVATION EASEMENTS
- REZONE & PRELIMINARY PLAT: HWY. 12 & 19, PARCEL 0808-064-8200-4; 37.2 ACRES FROM A-1EX TO SFR, COM AND NBR ZONING
 - DEADLINE FOR ACTION 9/30/19

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to deny the application as the information requested by Town professionals has not been received within the allotted timeframe and the flooding concerns and lack of highway access have not been addressed. Motion carried, 6-0; Mr. Pulvermacher abstained.

15. COMMUNICATIONS/ANNOUNCEMENTS

Mr. Pulvermacher informed Commissioners that the first mineral extraction ordinance exploratory meeting is scheduled for Wednesday, JAR Express has applied for a CUP to bring the property into compliance, and a notice has been sent to a local property owner questioning why an abandoned home was never razed as required.

16. ADJOURN

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to adjourn the meeting at 8:55 p.m. Motion carried, 7-0.