

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – October 14, 2024 @ 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 Ashley Ballweg, Jan Barman, Linda Swann, Richard Weiland, Ron Wolfe, and Matt Wright present.

Also present were Clerk-Treasurer Fayas, Jesse Geist, Larry Ziegler, Ray Karls, Randy Karls, Rick Karls, and Dave Laufenberg.

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: September 9, 2024

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

5. DISCUSSION: LOT 6, COMMERCIAL CENTER – BUSINESS CONDOS

The applicant is proposing a 300' 12-unit building and a 200' 8-unit building, approximately 60' deep with 14' doors to cater to motorhome owners. It is anticipated to be a combination of owner and renter occupied business and/or storage units. Anticipated condo declarations will limit what the owners and renters can do on the premises; the buildings won't have floor drains so automotive work at the site is prohibited. Each unit has two parking stalls, but there is no overnight parking allowed. The project seems consistent with the commercial park community.

6. DISCUSSION: REQUEST TO BIND TWO PARCELS BY DEED RESTRICTION TO ACHIEVE MINIMUM ACREAGE REQUIREMENT FOR AG ZONING. MARILYN KARLS REAL ESTATE LIMITED PARTNERSHIP AND A&M KARLS LLC, 6378 HWY. 19

The two proposed parcels would be divided by a State highway and not serve to support livestock in AG zoning quantities. The southern parcel is not farmable or buildable and should be classified as conservancy or the like. The applicant noted there are two bars, a silo and a small outbuilding on the farmhouse lot, putting the parcel over the two accessory buildings allowed in SFR zoning. The Plan Commission didn't object to allowing those existing buildings as a condition of the rezone.

7. OLD BUSINESS

a. ADMINISTRATIVE REZONES FOR NON-FARMLAND PRESERVATION PROGRAM (FPP) PARCELS

i. AG BUSINESS (A-B) TO ~~RESIDENTIAL (SFR)~~ AG ENTERPRISES (AE) TOWN ZONING: 0808-011-9500-2
LAWRENCE ZIEGLER 6355 KOPP RD.

The applicant does not want to lose his ability to use his parcel as it is currently being used, with a tree trimming business and shop for repairs operating on the property. The applicant explained he grinds and welds at the location and doesn't want zoning violations for continuing the businesses currently allowed to operate on the premises.

Motion by Commissioner Wright, seconded by Commissioner Barman to approve the rezone to AE, with the rezone approval to include all rights granted under Legacy Zoning's A-B (Agriculture Business) district, specifically allowing for a tree trimming business and a shop for repair work as currently being performed on-site. Motion carried, 6-0; Chairperson Endres abstained.

ii. EXCLUSIVE AG (A-1 EX) LEGACY ZONING TO AGRICULTURE (AG) TOWN ZONING (3): 0808-362-9500-8, APPROX. 4985 PHEASANT BRANCH RD.; 0808-362-8000-5, BALZER & PHEASANT BRANCH RDS.; AND, 0808-362-9000-3, 4950 HIGH RD. MOSSY ROSE LANE LLC

8. COMMUNICATIONS/ANNOUNCEMENTS

a. ANNEXATION REQUEST BY MARILYN KARLS REAL ESTATE LIMITED PARTNERSHIP AND A&M KARLS LL, 118-ACRES FARMLAND ONLY; NO RESIDENCES

9. ADJOURN

Motion by Commissioner Weiland, seconded by Commissioner Wolfe to adjourn the meeting at 7:30 p.m. Motion carried, 7-0.