

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes – December 9, 2024 @ 6:30 p.m.**

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

The meeting was called to order at 6:30 p.m. Roll call shows Commissioners Ashley Ballweg, Jan Barman, Linda Swann, and Ron Wolfe present; Commissioner Wright arrived at 6:55 p.m. Chair Jeff Endres and Richard Weiland were absent.

Also present were Clerk-Treasurer Fayas, David and Viki Prochaska, Mike and Kristina Thole, Bill Statz, Bill Kruchten, Brittney and Adam Statz, Jacob Statz, Kristin Statz, Mary Statz, Gina Statz, Jodi and Bob Nonn, John Pertzborn, Pat Buechner, Dawn Schwarz, and Denny Connor.

**Motion by Commissioner Wolfe, seconded by Commissioner Swann to nominate Jan Barman as chair for the meeting. Motion carried, 4-0.**

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: Nov. 11, 2024

**Motion by Commissioner Wolfe, seconded by Commissioner Swann to approve the meeting minutes of November 11<sup>th</sup>. Motion carried, 4-0.**

5. PUBLIC HEARINGS:

**Motion by Commissioner Wolfe, seconded by Commissioner Ballweg to recess the regular meeting and go into a public hearing. Roll call vote: Ballweg AYE, Barman AYE, Swann AYE, Wolfe AYE. Motion carried.**

a. REZONE FROM RH-2 TO SFR & CUP FOR PLUMBING IN ACCESSORY BLDG.: 7424 RILES RD., DAWN SCHWARZ

The applicants would like to have a hose spigot in their pole building. No public comment was received.

b. CSM & REZONES TO SFR; PARCELS: 0808-072-8720-5; 0808-072-9000-4; AND, 0808-072-9500-9 APPROX. 6050 WHIPPOORWILL RD., MARY STATZ

The applicants would like to utilize three of their development rights to create three new residential lots on a new shared driveway off of Whippoorwill Road. Questions and concerns about stormwater, elevations and visibility of homes on a hill, and location of the proposed lots on the shared driveway were raised. The applicants explained the proposed location is not at the top of a hill; homes will be positioned to blend with topography in agreement with the Town Plan. In order to preserve the woods and based on the specifics of the property, the third lot is kitty-corner from the other two lots. The proposed driveway is in a flat area of land and will be built up a little for drainage; it was noted that the residential lawns would likely off-set or negate any increase in stormwater due to impervious surfaces of the homes.

**Motion by Commissioner Wolfe, seconded by Commissioner Ballweg to close the public hearing and return to the regular meeting. Roll call vote: Ballweg AYE, Barman AYE, Swann AYE, Wolfe AYE. Motion carried.**

6. REZONE FROM RH-2 TO SFR & CUP FOR PLUMBING IN ACCESSORY BLDG.: 7424 RILES RD., DAWN SCHWARZ

**Motion by Commissioner Swann, seconded by Commissioner Ballweg to approve the rezone from RH-2 to SFR and the CUP for plumbing in an accessory building for 7424 Riles Road. Motion carried, 4-0.**

7. CSM & REZONES TO SFR; PARCELS: 0808-072-8720-5; 0808-072-9000-4; AND, 0808-072-9500-9 APPROX. 6050 WHIPPOORWILL RD., MARY STATZ

Staff will review the TDR program to see if the 105 acres associated with the three development rights to be utilized need to be specified and/or restricted. Commissioners would like information addressing existing stormwater patterns and anticipated impacts of impervious surface in the proposed area.

**Motion by Commissioner Wolfe, seconded by Commissioner Swann to table until next month for more information on stormwater and what acreage is being restricted to utilize the three development rights required. Motion carried, 4-0.**

8. DISCUSSION: LOT 13 KTW DESIGN REVIEW

The applicant is maximizing the design of the site's stormwater and erosion control measures to accommodate the proposed 144' x 81' commercial building, as well as any future building. The site will have one driveway and be arranged to accommodate semi-truck traffic; the applicant will confirm with the fire department that the site is accessible to emergency vehicles. No perimeter fencing is planned. Any outdoor storage would be positioned behind the building. Except for a gravel area where a future building may go, the site will be paved; lighting is planned on the exterior of the building, but not on the lot itself. The well and septic field will be located on the plans for next month's meeting. The current building proposal has brick wainscotting along the front of the building, with two-tone wainscotting around the rest of the building.

9. SUPER SPLIT DESIGNATION REQUEST; PARCELS : 0808-193-8001-9 AND 0808-193-9501-0

**Motion by Commissioner Wright, seconded by Commissioner Ballweg to forward to, and let the board decide. Motion carried, 5-0.**

10. OLD BUSINESS

11. COMMUNICATIONS/ANNOUNCEMENTS

12. ADJOURN

**Motion by Commissioner Wright, seconded by Commissioner Wolfe to adjourn the meeting at 7:12 p.m. Motion carried, 5-0.**