

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, May 1, 2017

Call to Order, Roll Call, Pledge of Allegiance

The Plan Commission meeting was called to order at 7:30 p.m. by Chair Jeff Endres. Present were: Elliott Long, Ron Koci, Scott Laufenberg and Jim Pulvermacher, Steve Resan and Deputy Clerk/Treasurer Jan Barman. Bill Acker excused. Others present: Donald Esser, Anne Alessi, Ryan and Janice Faga. The Pledge of Allegiance was recited.

Confirmation of Compliance with Open Meetings Law

Deputy Clerk Barman reported that notice of this meeting was met by posting at the Town Hall and on the website, this meeting is being recorded.

Approval of Minutes from April 10, 2017 Meeting

Motion (Laufenberg/Resan) to approve the April 10, 2017 Plan Commission meeting minutes. Motion carried, 6 – 0.

Public Comment Time: Ryan Faga is interested in transferring a development right from farm to farm to create a homesite. The commission discussed our TDR program with Ryan and his mother, Janice and invited them to stay for more information later in the meeting when it is discussed under an agenda item.

Donald Esser, 6600 Kopp Rd, rezone and CSM for 5.11 acres from A-1Ex to RH-2 to create a home site.

Don would like to sell this 5 ac parcel (he owes it) and purchase the homestead which is in estate currently. Doesn't want to remodel farmhouse (he lives there) unless he owns it. Some concerns were the access, single purpose road may need to be brought up to code, western edge of property to include land to access driveway line, so as not to create a narrow strip of unusable land. Will need a deed restriction for a farm operation (standard).

Motion (Pulvermacher/Koci) to table action until more research on the western edge of property to touch the town road in its length. Ask MSA to revisit the site vision and to recommend the best place for a driveway either off of Kopp or Esser Road. Jan to check on the number of animal unit restrictions as on the Gilles property in the neighborhood to be consistent. Motion carried, 6 – 0.

Updates from Town Planner Mark Roffers and Atty Hazelbaker on issues raised on PUD, TDR's etc from last commission meeting.

Atty Hazelbaker may have a conflict of interest in commenting on this property on Greenbriar Rd. Planner Roffers sent a 5 page memo on the steps needed to allow for this development, would need to amend comprehensive plan, TDR would be needed which states homes can't be built within 1320' of a non-metallic mineral extraction site and other issues. The Commission discussed the TDR, the changes that would be necessary.

Motion (Pulvermacher/Laufenberg) to send a letter to Tim Roehl and Andy Meinholz informing them of Mark's memo and ask them to comment back if they are going to continue with this request.

Motion carried, 6 – 0.

Implementation of TDR's and Opt-out of Dane County Zoning, next steps.

Under TDR's Chair Hoffman's concern is over the ag conservation easement especially the County as a party for this easement. Check with Jim Welsh and Mark Roffers for a sample conservation easement

and to join our next meeting along with the Town Board. Some flexibility is needed, negotiate conservation easement terms. Keep rural, do not limit type and size of ag as this is always changing. Elliott wants to pull back from industrial size farming. Look at the point system for subdivisions.

Motion (Pulvermacher/Koci) to set up June 5th PC joint meeting with Town Board, Mark Roffers, Jim Welsh to discuss TDR and implementation and provide a sample conservation easement that the Town wants to adopt. Review super sending and receiving rules and procedures on subdivision. Motion carried, 6 -0.

Communications/Announcements

Steve shared his health issues and hopes to fulfill his term on the commission.

Adjourn

Motion (Resan/Long) to adjourn at 9 p.m.

Jan Barman
Deputy Clerk/Treasurer