

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – Monday, March 11, 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, Darin Ripp, Bruce Hollar, Brian Breunig, Vern Acker, and Ron Ravel.

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: Feb. 12, 2024

Motion by Commissioner Ballweg, seconded by Commissioner Wolfe to approve the minutes from February 12th. Motion carried, 7-0.

5. PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENT RE: ACCESSORY BUILDINGS IN FRONT & SIDE YARDS

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

There was no public participation or comment.

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

6. ZONING ORDINANCE AMENDMENT #13 RE: ACCESSORY BUILDINGS IN FRONT & SIDE YARDS

Motion by Commissioner Wolfe, seconded by Commissioner Wright to approve the amendment for accessory buildings in front and side yards. Motion carried, 7-0.

7. DISCUSSION: DESIGN REVIEW BREUNIG LAWN CARE, DARLIN DR. LOT 2, CSM 14038

Commissioners discussed limiting the number of pickup truck and trailer combinations parked outside overnight; the applicant currently has 6 sets, and has no plans to keep dismantled plows outside. The applicant noted there would be no outdoor storage of landscaping materials or supplies, and a lot of the truck parking would be shielded by the building. The applicant would prefer to avoid a security fence.

8. DISCUSSION: FUTURE LOT CREATION DLR FARMS, LODI-SPRINGFIELD RD.

The applicant has two splits and is looking to anchor them to two, two- to two-and-a-half-acre rectangle lots, north and south of each other, created on the east side of Lodi-Springfield Road, just north of private road/driveway Winding Heights Road. The eastern sections of both proposed lots contain good buildable area. The applicant would consider a shared driveway off Lodi-Springfield Road, but doesn't plan to attach to the private road to the south.

9. DISCUSSION: FUTURE LOT CREATION JOHN ACKER, LODI-SPRINGFIELD RD.

The property owner has two splits he'd like to use on a 10-acre parcel near other home lots and is looking for feedback from the Plan Commission regarding lot size and layout. Supervisors would prefer smaller lots, with room for an additional lot(s) to be created in that same area in the future utilizing the TDR program.

Commissioners scheduled a site visit to tour both locations on Lodi-Springfield Road, on Monday, March 18th at 6 p.m., with March 25th as a rain date.

10. PLAN COMMISSIONER INTERVIEWS AND RECOMMENDATIONS TO TOWN BOARD

Commissioners reviewed the updated applications and asked the two applicants, both incumbents, questions about their motivation to serve on the Commission and what their experience on the plan commission has taught them thus far.

Motion by Commissioner Barman, seconded by Commissioner Ballweg to approve Ron Wolfe for another three-year term. Motion carried, 6-0; Commissioner Wolfe abstained.

Motion by Commissioner Wright, seconded by Commissioner Swann to appoint Richard Weiland for a second term. Motion carried, 6-0; Commissioner Weiland abstained.

11. OLD BUSINESS

12. COMMUNICATIONS/ANNOUNCEMENTS

13. ADJOURN

Motion by Commissioner Weiland, seconded by Commissioner Wolfe to adjourn the meeting at 7:20 p.m. Motion carried, 7-0.