

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – April 8, 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 Town supervisors Dave Laufenberg, Leon Zinck, and Art Meinholz, Attorney Mark Hazelbaker, Clerk-Treasurer Dianah Fayas, Gary Acker, Josh Jankowski, Jacob Jankowski, Ronda Jankowski, Wally Jankowski, Tyler Jankowski, Steve Ripp, Scott Anderson, John Gunderson, Jeff Daugherty, Theresa Raemish, Stephen Raemish, Laura Meffert, Randy Meffert, Rick Kekula, Jon Kemman, Darin Ripp, Tim Lawton, Ryan Olson, Garon Pletzer, David Bollig, Paul Churette, Tom Ripp, Dan Benkert, and Chuck Schaeffer.

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: Mar. 11, 2024 and March 18, 2024 Site Visit

Motion by Commissioner Ballweg, seconded by Commissioner Wolfe to approve minutes of March 11th and March 18th. Motion carried, 7-0.

Motion by Commissioner Barman, seconded by Commissioner Ballweg to move item #7 on the agenda up before the Public Hearing. Motion carried 7-0.

7. DISCUSSION: DESIGN REVIEW FOR MEINHOLZ EXCAVATING, MUSKIE DRIVE, PARCEL #: 0808-043-7001-0

The Plan Commission had no objections to the proposed project for an office building, shop, storage and parking.

5. PUBLIC HEARING FOR REZONE FROM C-2 TO COM & A CUP FOR A STORAGE YARD FOR ADVANCED CONCRETE, DARLIN DRIVE, PARCEL #S: 0808-092-2003-0, 0808-92-0564-0, & 0808-092-0595-0

Motion by Commissioner Wolfe, seconded by Commissioner Swann 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.

The applicants are proposing a concrete production facility with an in-ground aggregate hopper and conveyor system that results in minimal loader use and collects and houses the dust inside the facility. The other manufacturing material is transferred off the trucks via hose directly into the building. The nearly 100' tall production building meets zoning requirements as the site's principal structure, is accessible by stairs rather than ladder, and has been approved by the Fire inspector. Town professionals posited the 12' poured concrete storage bins' wall that will face Darlin Drive may be considered a structure and need to be farther off the road right of way to meet setback requirements, and to have decorative/visual appeal. Commissioners requested the applicants provide landscaping as screening for the wall or add artistic embellishments to the concrete facade. As foliage contamination of the product is a concern, the applicants would like to not include deciduous trees, but rather use flowers, low shrubs, and evergreens and will contemplate options to enhance the visual appeal of the wall. The increased truck traffic to and from the site is estimated at 60-70 trips a day during construction season; the trucks may be required to access the property via Highway 19 to Darlin Drive, and the applicant's proposed driveway may require additional width to protect the Town road during turns on and off the property. The proposed hours of operation are 6 a.m.-6 p.m., with a handful of early 3 a.m. starts throughout the year. The applicant noted that for safety the site is designed to be drive through with minimal reverse work and backup alarms. Commissioners suggested wainscotting, overhangs and soffits on the building facing Highway 12.

Twelve people in attendance offered public comment ranging from support of the project and good neighbor referrals, to concern about the traffic increase, to observation of the industrial nature of the proposal versus the commercial nature of the park.

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. CSM, REZONE, CUP & DESIGN REVIEW FOR PARCEL #S: 0808-092-2003-0, 0808-92-0564-0, & 0808-092-0595-0
Motion by Commissioner Ballweg, seconded by Commissioner Swann to approve the conceptual plan for Advanced Concrete with official action on the May 13th Plan Commission agenda contingent on revisions to items expressed by commissioners such as wall enhancements and vegetation, a truck route, and building aesthetics. Motion carried, 7-0.
7. DISCUSSION: DESIGN REVIEW FOR MEINHOLZ EXCAVATING, MUSKIE DRIVE, PARCEL #: 0808-043-7001-0
See above.
8. OLD BUSINESS
 - a. ~~DESIGN REVIEW BREUNIG LAWN CARE, DARLIN DR. LOT 2, CSM 14038~~
9. COMMUNICATIONS/ANNOUNCEMENTS
10. ADJOURN
Motion by Commissioner Barman, seconded by Commissioner Wolfe, to adjourn the meeting at 8:07 p.m. Motion carried, 7-0.