

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – September 9, 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, and Ron Wolfe present.

Commissioner Matt Wright was absent.

Among those also present were Clerk-Treasurer Fayas, Larry Ziegler, Bruce Heise, Ben Letendre, Tom Crabb, Jackie Crabb, Andrew Bindl, Lisa Bindl, Ryan Kotila, Cindy Aicher, Dale S., Mary Jo Acker, Donna Acker, Barbara Vater, Larry Karls, Dan Greiber, Buddy Sigmon, John Ritz, Brad Karls, Jeff Bybee, Kelly Bybee, Joy Kurt, Gary Ziegler, and Brian Miller.

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: August 5, 2024 & August 20, 2024 Site Visit

Motion by Commissioner Barman, seconded by Commissioner Weiland to approve minutes of both meetings. Motion carried, 6-0.

5. PUBLIC HEARINGS:

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

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. Motion carried.

The County identified a number of Town parcels planned for future development in the Village and City comp plans. The Town and County Farmland Preservation (FP) program maps must be in agreement for the Town to participate in the FP program. The identified parcels must be rezoned away from exclusive agriculture.

FROM EXCLUSIVE AG (A-1EX) TO RESIDENTIAL (SFR) TOWN ZONING:

<u>PARCEL NO.</u>	<u>OWNER</u>	<u>PROPERTY ADDRESS</u>
0808-011-9550-2	JEFFREY & SHELLI ELLICKSON	6377 KOPP RD.
0808-363-9971-8	ACKER LIVING TRUST	4865 PHEASANT BRANCH RD.
0808-362-9950-4	TERRY & JEANNE SQUIRE	4983 PHEASANT BRANCH RD.
0808-363-8500-9	MOSSY ROSE LANE LLC	APPROX. 4898 HIGH RD.
0808-354-8040-7	BRIAN & KIRSTEN MILLER	6633 GREENBRIAR RD.
0808-354-8045-2	BRIAN & KIRSTEN MILLER	6633 GREENBRIAR RD.

FROM AG BUSINESS (A-B) TO RESIDENTIAL (SFR) TOWN ZONING:

0808-011-9500-2 LAWRENCE ZIEGLER 6355 KOPP RD.

There is currently a business operating from the property and the house and the 10,000 square feet of outbuilding space serve as the farm stead and farm buildings for 80-acres down the road. Mr. Ziegler does not want to be rezoned as a residential parcel.

FROM EXCLUSIVE AG (A-1 EX) LEGACY ZONING TO AGRICULTURE (AG) TOWN ZONING

0808-354-9740-8 L. & R. ZIEGLER LIVING TRUST 4819 HIGH RD.

0808-363-9150-1	L. & R. ZIEGLER LIVING TRUST	APPROX. 4821 HIGH RD.
0808-363-9710-3	L. & R. ZIEGLER LIVING TRUST	APPROX. 4819 PHEASANT BRANCH RD.
0808-362-9500-8	MOSSY ROSE LANE LLC	APPROX. 4985 PHEASANT BRANCH RD.
0808-362-8000-5	MOSSY ROSE LANE LLC	BALZER & PHEASANT BRANCH RDS.
0808-362-9000-3	MOSSY ROSE LANE LLC	4950 HIGH RD.

The property owners do not want to lose any current FP program status for their parcels.

0808-362-8500-0	ACKER TR.	HIGH & BALZER RDS.
0808-351-9000-6	MEINHOLZ LLC	APPROX. 6690 GREENBRIAR RD.
0808-354-8560-8	C. OF MIDDLETON	SE CORNER: PARMENTER & GREENBRIAR
0808-011-9570-8	KARLS REV TR	KOPP & HELLENBRAND RDS.
0808-014-8000-6	KARLS REV TR	HELLENBRAND RD. NW OF GOLDEN LN.

b. REZONE RESIDENTIAL ZONING FROM LEGACY R-1A TO TOWN SFR: 0808-273-9100-0, BINDL, 7109 MEIER RD. The applicants would like to rezone to SFR to accommodate an accessory building taller than the maximum 12' height allowed in R-1A.

Motion by Commissioner Wolfe, seconded by Commissioner Swann 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. Motion carried.

6. ACTION ON THE 18 ADMINISTRATIVE REZONES NOTED IN AGENDA ITEM 5A.

Motion by Commissioner Wolfe, seconded by Commissioner Ballweg to approve the rezone for parcel #0808-011-9550-2 from A-1EX to SFR. Motion carried, 6-0.

Motion by Commissioner Barman, seconded by Commissioner Wolfe to approve the rezone for parcel #0808-363-9971-8 to SFR from A-1EX. Motion carried, 6-0.

Motion by Commissioner Wolfe, seconded by Commissioner Ballweg to approve the rezone for parcel #0808-362-9950-4 from A-1EX to SFR. Motion carried, 6-0.

Motion by Commissioner Wolfe, seconded by Commissioner Ballweg to table the rezones for parcels 0808-363-8500-9, 0808-362-9500-8, 0808-362-8000-5, and 0808-362-9000-3. Motion carried, 6-0.

Motion by Commissioner Barman, seconded by Commissioner Ballweg to approve the rezones for parcels #0808-354-8040-7 and 0808-354-8045-2 from A-1EX to SFR with a restriction on the second .216-acre parcel noting it's not a buildable lot. Motion carried, 6-0.

Chairperson Endres stated he plans to abstain from voting due to a conflict, but will chair the discussion of this item if no objection.

Motion by Commissioner Swann, seconded by Commissioner Weiland to table the rezone for parcel #0808-011-9500-2 for more research. Motion carried, 5-0; Chairperson Endres abstained.

Motion by Commissioner Wolfe, seconded by Commissioner Swann to approve parcels 0808-354-9740-8, 0808-363-9150-1, and 0808-363-9710-3 for rezone from A-1(EX) to AG. Motion carried, 6-0.

Motion by Commissioner Wolfe, seconded by Commissioner Swann to rezone parcel # 0808-362-8500-0 from A-1(EX) to AG. Motion carried, 4-0; Commissioners Ballweg and Barman abstained.

Motion by Commissioner Swann, seconded by Commissioner Wolfe to rezone 0808-351-9000-6 from A-1(EX) to AG. Motion carried, 6-0.

Motion by Commissioner Wolfe, seconded by Commissioner Ballweg to rezone 0808-354-8560-8 from A-1(EX) to AG. Motion carried, 6-0.

Motion by Commissioner Swann, seconded by Commissioner Ballweg to rezone 0808-011-9570-8 and 0808-014-8000-6 from A-1(EX) to AG. Motion carried, 6-0.

7. REZONE RESIDENTIAL ZONING FROM LEGACY R-1A TO TOWN SFR: 0808-273-9100-0, BINDL, 7109 MEIER RD.
Motion by Commissioner Swann, seconded by Commissioner Ballweg to approve the rezone for parcel #0808-273-9100-0 from R-1A to SFR. Motion carried, 6-0.

8. TDR CRITERIA AND PROGRAM WAIVERS: HEPPNER, PARCEL: 0808-142-8700-0
Motion by Commissioner Weiland, seconded by Commissioner Swann that the required Type 2 variances be adopted and the TDR process to move forward. Motion carried, 6-0.

Motion by Chairperson Endres, seconded by Commissioner Ballweg to allow the new lots to be accessed by a Shared Driveway for access to Woodland Drive. Motion carried, 6-0.

9. OLD/UNFINISHED BUSINESS

10. COMMUNICATIONS/ANNOUNCEMENTS

a. ZIEGLER 75-ACRE ANNEXATION BY MIDDLETON IS COMMENCING

11. ADJOURN

Motion by Commissioner Weiland, seconded by Commissioner Swann to adjourn the meeting at 7:53 p.m. Motion carried, 6-0.