

MINUTES

TOWN OF SPRINGDALE JOINT PLAN COMMISSION & TOWN BOARD MEETING MONDAY FEBRUARY 27, 2023 AT 7:00 PM

1. Call to order, certification of compliance with the Open Meeting Law, quorum is present, approval of the agenda (public input at the time of each agenda item may be permitted). Jester call to order at 7 PM, certified that the meeting was posted in accordance with the open meetings law on 2/23/23. Quorum of Jester, Bernstein, Altschul, Sullivan, Hanson and Bunn (7:04 PM) present at Town Hall. Healy absent. Meeting broadcast via Zoom. Quorum of TB members present, Supervisors Rosenbaum, Hefty and Schwenn. Administrator/Clerk Arthur present as recording secretary. Jester mentioned that for agenda item 5, the applicant (Keene Family) removed themselves from the agenda. No further changes to the agenda were made.

2. Minutes of January meeting.

MOTION (Bernstein/Altschul) to approve the January minutes. Bernstein requested that a clarification be made as to why item 5 was tabled (applicant request). Arthur will make the change. No further discussion. 5 ayes, 0 nays, motion carried.

3. T. and K. Rogers/ 50' x 30' Accessory Building / 1714 Ben Franklin St./ Sec 34. T and K Rogers present at Town Hall. Jester noted that the accessory building application was edited; the original asked for 13' high building but HAM-R district restricts to 12' without a CUP. Rogers did not wish to apply for CUP and agreed to the change. Neighbor notices sent, but no neighbors present.

MOTION (Sullivan/Bunn) to recommend TB approval of the 50'x30'x12' building with dark sky compliant lighting and no commercial activity, conditional on driveway approval. 6 ayes, 0 nays, motion carried.

4. M. and A. Eustice/ Accessory Building addition/ 8399 Klevenville Riley Rd/ Sec. 2. Eustice confirmed that there will be electrical, but no water in the addition for the basketball court.

MOTION (Jester/Bernstein) to recommend TB approval of the 88'x51' residential accessory building addition. No commercial activity and compliant with dark sky lighting ordinance. No further discussion. 6 ayes, 0 nays, motion carried.

5. M. Carpenter for Keene Family LLC/ Concept Plan Revision / 1747 Bringold Dr/ Sec 35. *Tabled: Applicant requested to be removed from agenda prior to the meeting.*

6. D. Forler/ Building Envelope Change/ Lot Lust Road/ Sec. 34. D. Forler present at Town Hall. Neighbor notices were sent; no one present. Jester noted that the original development area is quite small. Lot 2 is referenced in the 2005 minutes and on the concept plan, but that is now Lot 1 CSM 16085 because the CSMs were redrawn with last year's lot line adjustments.

MOTION (Hanson/Bunn) to recommend to the TB approval of the expansion of the building envelope as shown on the slide. No further discussion. 6 ayes, 0 nays, motion carried.



7. J. Annen/ CSM and Rezone for previously approved Lot Line Adjustment/ Spring Rose Rd./ Sec 25. J. Annen present at Town Hall. In January, the PC approved a lot line adjustment (LLA) of .33 acres from R&J Acres LLC to J. Annen. Request is to recommend approval of CSM as consistent with the previously approved LLA and recommend a rezone of .33 acres from RM-16 to RR-1.

MOTION (Bernstein/Bunn) to recommend to the TB that the CSM is consistent with the previously approved lot line adjustment. No further discussion. 6 ayes, 0 nays, motion carried.

MOTION (Sullivan/Hanson) to recommend to the TB a rezone of .33 acres from RM-16 to RR-1. No further discussion. 6 ayes, 0 nays, motion carried.

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JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM(S) ABOVE. Rosenbaum call to order at 7:23 PM, quorum of Rosenbaum, Hefty and Schwenn present at Town Hall.

- **Item 3, Rogers**

MOTION (Schwenn/Hefty) to accept the PC recommendation to approve the 50'x30'x12' building with dark sky compliant lighting and no commercial activity, conditional on driveway approval. No further discussion. 3 ayes, 0 nays, motion carried.

- **Item 4, Eustice**

MOTION (Hefty/Schwenn) to accept the PC recommendation to approve the 88'x51' residential accessory building addition with no commercial activity and compliant with dark sky lighting ordinance. No further discussion. 3 ayes, 0 nays, motion carried.

- **Item 6, Forler**

MOTION (Schwenn/Hefty) to accept the PC recommendation to approve the building envelope change as shown on the slide. No further discussion. 3 ayes, 0 nays, motion carried.

- **Item 7, Annen**

MOTION (Hefty/Schwenn) to accept the PC recommendation that the CSM is consistent with the previously approved .33-acre lot line adjustment. No further discussion. |

MOTION (Hefty/Schwenn) to accept the PC recommendation to approve the .33 ac rezone from RM-16 to RR-1. No further discussion. 3 ayes, 0 nays, motion carried.

MOTION (Schwenn/Hefty) to adjourn at 7:30 PM. No further discussion. 3 ayes, 0 nays, motion carried.

8. Mount Vernon Hills LLC/ Pre-application for Concept Plan/ CTH G/ Mount Vernon/ Sec 34. Lou Heitke (owner) and Ron Klaas (engineer/surveyor, D'Onofrio, Kottke, and Associates) present at Town Hall. Heitke owns the land called Mount Vernon Hills. As of the plan adoption date these lands (exclusive of right of way) were recorded as 165 ac. There was no original farmhouse with this land in 2002.

Discussion: Plenty of frontage on Hwy G, may or may not want to use it. Access points – 1 on Sand Ridge Ct., 2 on Ben Franklin, and field road off of G. County would likely allow use as driveway. Jester went over the Options available: Option 1 – 7 new, plus one to stay with land; Option 2 – 10 plus 1 to stay with land; and Option 3 – 12 plus 1 to stay with land (41.25ac for lots 50% conservation/50% lots and 123.75 deed restricted). Bunn asked Klaas about the possibility of conservation easement to preserve the land, as goal of Heitke is to conserve as much land by clustering homes near developed areas on Sand Ridge Ct. and Ben Franklin. Deed restrictions are less secure as they can be revoked if the land use plan ever changes.

Site visit set for 3/25 at 9 a.m., meet on Sand Ridge Court.

9. PC recommendations to the Town Board on proposed amendment to Town Land Use Plan from Joen and Dave Meylor /JT3 Investments LLC & Windy Ridge Inc. 2749 Town Hall Road. In January PC discussed submission from Meylors, which did not include any actual amendment language for the land use plan and was simply a request to rezone property.

MOTION (Bernstein/Bunn) to recommend that the TB take no action on the proposed “amendments.”

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No further discussion. 6 ayes, 0 nays, motion carried.

10. Discussion Only: Proposal from working group for Town of Springdale Solar Ordinance. Discussion on proposed ordinance drafted by Altschul. Suggested additions for next time are as follows:

- Add that if any town roads are damaged the developer is responsible
- Require screening
- Eliminate the “shall” for native vegetation, too restrictive. Native *or* grass pasture
- Add potential square footage requirement and possibility of density unit being used
- Any new lines need to be buried
- Un-lit at night
- Verification that decommission fund continues to grow. Require every 5 year report of energy production w/ decommission plan.

11. Adjourn

MOTION (Bernstein/Bunn) to adjourn at 9:18 PM. No further discussion. 6 ayes, 0 nays, motion carried.

Minutes taken and submitted by Jackie Arthur, Town Administrator/Clerk.