

# **DRAFT MINUTES**

## **SPRINGDALE JOINT PLAN COMMISSION AND TOWN BOARD**

**MONDAY June 2nd, 2025**

**Approved June 23 2025**

**1. 7pm Call to order and certification of compliance with open meetings law. Present: PC members Jester, (Chair) Hanson, Bunn, Sullivan, Carrico, Aburomia TB member Rosenbaum(Chair) and Altschul and TOS Admin/Clerk Arthur. Absent: PC member Hanson, TB member Schwenn.**

**2. MOTION [Bunn/Carrico]: To approve minutes from May meeting with addition of land size (approx .13ac) in Gonzales/Hellenbrand Lot Line Adjustment. 5-ayes, 0-nays MOTION CARRIED**

**3. E. Gonzalez/ 8062 Dairy Ridge Rd/ CSM consistent with approved Lot Line Adjustment and rezone of approx .13 ac / Sec 13.**

**MOTION 1 [Jester/Bunn] : to recommend to the TB that the CSM presented is consistent with the previously approved Lot Line Adjustment. 5-ayes, 0-nays MOTION CARRIED.**

**MOTION 2 [Jester/Aburomia]: to recommend to the TB a rezone of .13 ac from AT 35 to SFR1. 5-0 MOTION CARRIED.**

Discussion: Last month the TB approved a PC recommendation for a lot line adjustment – this is just a new CSM to reflect that change and a rezone of the land to match zoning for the residential lot.

**4. K. Kozarak/ 80x40x16 Rebuild/Replace Residential Accessory Building/ Lot 1 Lust Road/ Sec 34.**

**MOTION [Bunn/Carrico]: to recommend the TB approval of the 80x40x16’ residential accessory building contingent on primary residence foundation installed prior to or concurrent with accessory building and verification of setbacks for this replacement building.**

Discussion: Katherine purchased Lot 1 on Lust Road – she will be building a residence in the near future. The lot came with an old dilapidated ag building – this application is to replace the existing ag building with a residential accessory building. Since there is no residence yet this approval will be contingent on the foundation of the house being completed prior to or concurrent with the accessory building.

**5. Bilse Family LLC/ Lands on Lunde Lane/ Building Envelope Change/ Sec 17.**

REQUEST: building envelope changes on the Bilse Family LLC concept plan as presented to the Plan Commission.

MOTION [Jester/Bunn} to recommend that the town conduct an updated site visit and to table the discussion of this agenda items until after that visit. 5-ayes 0-nays MOTION CARRIED. Site visit scheduled for Monday June 9<sup>th</sup> at 6pm on Lunde Lane.

Discussion: This concept plan dates back to the early days of the Land Use Plan. Originally approved in 2003, revised in 2004 and revised again in 2016. This option 2 concept plan was based on 157 ac owned as of the plan adoption date and identified development areas for 9 density units. All but 4 of the density units have been divided,

and the family is now requesting that the building envelopes for the 3 density units located in the field along Lunde Lane be moved to different locations. The Plan Commission reviewed the proposed revision and had a lively discussion.

Discussion included:

- A. Standards for an Option 2 concept plan from the land use plan: “Residential Density Option 2: Enables a higher density for landowners who voluntarily agree to meet the criteria in this option. It allows one (1) new lot for residential use for each seventeen (17) contiguous acres owned [see note 2 in Land Use Plan Section 15(A)]. This option is for all land division proposals that meet the basic requirements of option 1 and that meet the additional requirements of option 2.”

" The location of the building envelope(s) shall demonstrate that the impact on the town’s rural character has been minimized:

(1) Clustering is desirable and may be required.

(2) Strip development shall be avoided whenever possible. If several building envelope(s) must be located along the roadway, it is desirable to mitigate their impact by requiring clustering, screening, shared driveways, and/or varying the driveway lengths, lot sizes, and setbacks.

(3) Building envelope(s) shall be designed to minimize a building’s visual impact when viewed from public roads, the Military Ridge Bike Trail, and from the surrounding countryside. On properties with prominent, exposed hilltops or ridges, it is desirable for roof tops not to extend above the hilltop or ridgeline, and screenings may be required to minimize the visual impact of rooftops extending above the hilltops or ridgelines. [see note 9 in Land Use Plan Sec15(C). [9. When a building height restriction is agreed upon as part of an Option 2 land division, the landowner shall be responsible for demonstrating that the height restriction is met.]

(4) The proximity of environmentally sensitive areas and culturally significant sites on the property or on adjacent/nearby properties shall be considered in the location of building envelope(s) within a property.

(5) Screenings may be required to mitigate the impact of residential development and may consist of either a buffer of natural vegetation left in place for this purpose during site development or landscaping and planting to achieve the same result. ...”

- B. Discussion of the length of driveway required for the locations of the density units in the original plan. The applicant pointed out that natural screening has grown along Lunde Lane and that the new proposed locations share driveways.
- C. PC members pointed out that one of the building envelopes was moved to the highest point of the property
- D. Discussion of the definition of strip development – the new configuration could be considered strip development with houses moved in a line closer to the road rather than tucked back behind the ridgetop.
- E. Various suggestions/ alternations, and opinions were offered by audience members and plan commissioners alike.

**JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM(S) ABOVE.**

**8:03 pm Call to order and certification of compliance with open meeting law.**

- **MOTION [Altschul/Rosenbaum]: approve minutes from May 5 2025. 2-ayes, 0-nays, MOTION CARRIED**

**E. Gonzalez/ 8062 Dairy Ridge Rd/ CSM consistent with approved Lot Line Adjustment and rezone of approx .13 ac / Sec 13.**

- **MOTION 1 [Altschul/Rosenbaum] : to approve PC recommendation that the CSM presented is consistent with the previously approved Lot Line Adjustment. 2-ayes, 0-nays MOTION CARRIED.**
- **MOTION 2 [Rosenbaum/Altshul]: to approve a rezone of .13 ac from AT 35 to SFR1. 2-ayes, 0-nays MOTION CARRIED.**

**K. Kozarak/ 80x40x16 Rebuild/Replace Residential Accessory Building/ Lot 1 Lust Road/ Sec 34.**

- **MOTION [Rosenbaum/Altschul]: to approve the 80x40x16' residential accessory building contingent on primary residence foundation installed prior to or concurrent with accessory building and verification of setbacks for this replacement building. 2-ayes, 0-nays**

**MOTION [Altschul/Rosenbaum] to adjourn TB meeting**

**6. MOTION [Jester/ Bunn] to adjourn 5-ayes, 0-nays PC meeting**

Submitted: A. Jester

Town of Springdale Plan Commission