

MINUTES
SPECIAL MEETING: SPRINGDALE JOINT PLAN COMMISSION
AND TOWN BOARD
TUESDAY July 15th, 2025 at 6:30pm
Approved July 28, 2025

1. 6:30pm Call to order and certification of compliance with open meetings law. PC Members Present: Chair Amy Jester, Rami Aburomia, Ellen Bunn, Jim Hanson, Denise Sullivan, and Kirsten Dorn. Absent: Adam Carrico. TB Members Present: Chair Rosenbaum, Supervisors Schwenn and Altschul. Town Admin. Clerk Jackie Arthur also present.

2. Bilse Family LLC/ Lands on Lunde Lane/ PUBLIC HEARING for the purposes of considering building envelope changes on a previously approved concept plan/ Sec 17.

REQUEST: to move the building envelopes on the 2004 option 2 concept plan as presented on the slides at the July 15, 2025 meeting.

Ryan Arneson realtor for the Bilse family presented the map with the building envelope change suggestions: He noted that the new building envelopes arguably save more ag land by reducing drive lengths, that the rural character will not be impacted, the tree line along Lunde will be preserved, that Lunde Ln has 13 houses already along it, that the new building envelopes are not more visible than the originals and that the family worked with the town to incorporate feedback from the site visit into a revised submission for the meeting.

Chair Jester reviewed the procedures for a public hearing.

PUBLIC HEARING opened at 6:37

Ed Eloranta, Lunde lane– stated that the building envelopes are not consistent with the land use plan. He stated that several sections were not satisfied including that the disturbance to agricultural land is not minimized, and that there is no clustering, it is strip development and impacts rural character. NOTE: E. Eloranta gave members of the PC a handout with references to the town land use plan and alternative lot layouts. Said the original concept plan was better and noted that his alternative layouts could be even better.

Nancy Waverly, Lunde Land – noted that the proposed building envelopes would be visible from Lunde lane and that the tree line only is covered 6 months a year and new development with large houses would impact the sunset view across the field.

PUBLIC HEARING closed 6:44

Background: A site visit was conducted: Rosenbaum, Jester, Bunn, Aburomia, and Sullivan were present along with members of the Bilse family Former TB supervisor Hefty and a neighbor. After hearing a lot of input / ideas at the site visit - The Bilse family presented a revised building envelope layout for possible discussion during the site visit. After the site visit, the family submitted another revised layout that they wish to have voted on at the June meeting. That request was tabled due to an error in posting for the public hearing for the agenda item.

Plan Commission discussion included but not limited to:

E. Bunn noted that the criteria for a concept plan for an option 2 includes directions to avoid the breakup of ag land, strip development and a visual impact on the land and that the proposed changes do not meet these criteria from our land use plan.

R Aburomia said that the standards of an option 2 were not met with these building envelopes.

A. Jester noted the building envelope changes are no more or less clustered than the original – that the clustering in this case was to this development area (this field of the overall farm) and that this was a part of a much larger concept plan. The middle building envelope is at the same elevation as the original northern most building envelope and that while it does move closer to the road preventing extending an already very long drive and that the land use plan details ways to mitigate impact of residential development including, requiring shared driveways, varying lot sizes, setbacks and that screenings or height restrictions may be imposed as requirements of development.

MOTION [Jester/Sullivan] to recommend to the town board the approval of the building envelope change request submitted on July 15, 2025 with the condition that the tree line along Lunde road be maintained or replaced with similar height vegetation and that the middle building envelope be restricted to a ranch style house. These building envelop changes are consistent with the standards of the Land Use Plan Option 2 as it uses shared drives of varying lengths, Additionally, the lot sizes and setbacks of the building envelopes are varied. All of the building envelopes are clustered in the same space on the concept plan as the originally approved building envelopes.

Roll Call Vote: Hanson-aye, Bunn-nay, Jester-aye, Sullivan-aye, Aburomia-nay, Dorn-abstain. 3-ayes, 2-nays, 1-abstention. MOTION CARRIED

JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM ABOVE.

6:59 Rosenbaum called to order the TB portion of the Special Meeting

- Bilse Family LLC/ Lands on Lunde Lane/ PUBLIC HEARING for the purposes of considering building envelope changes on a previously approved concept plan/ Sec 17.

REQUEST: to consider the recommendation of the PC on the agenda item above

Discussion included:

Altschul noted that she didn't think that building envelope changes on the concept plan should be voted on by the town board only those associated with an already approved CSM. The concept plan stays with the PC until lots are created and only after the TB votes to create lots (which may be subject to PC approved building envelopes) should the TB have to weigh in on changes.

However, the language of the Land Use Plan/ Land division Code does not delineate between these two situations and says that the Town Board must approve building envelope changes after a public hearing and recommendation by the Plan Commission.

Schwenn noted that he didn't see any issue with the building envelope changes requested and that he stands with the PC recommendation.

Rosenbaum said that he agreed with the PC members who stated that this proposal was not consistent with an option 2.

Discussion of the lot lines as presented accompanied the discussion of the building envelopes.

MOTION [Altschul/Rosenbaum] to reject the PC recommendation to approve the building envelope change request by the Bilse family as presented at the July 15, 2025 special meeting. 2-ayes, 1-nay (Schwenn). Motion Carried. Building envelope change request denied.

Motion to Adjourn 7:18pm

3. PC Motion to Adjourn 7:18

Submitted A Jester, Town of Springdale Plan Commission