

MINUTES
MONDAY, JUNE 27, 2022 at 7:00 P.M.
SPRINGDALE PLAN COMMISSION

Approved by PC on July 25, 2022

1. **Call to order and certification of compliance with the Open Meeting Law (public input at the time of each agenda item may be permitted).** Call to order by A. Jester at 7:00 p.m.; quorum of 6 members present (5 present at Town Hall: K. Altschul, R. Bernstein, A. Jester, J. Hanson, D. Sullivan). E. Bunn present via Zoom but with technical difficulties. Admin/Clerk J. Arthur present at Town Hall as recording secretary (Deputy Clerk M. Milcarek absent), Town Board members J. Rosenbaum, W. Hefty and R. Schwenn also present at Town Hall.
2. **Minutes of previous meetings.** D. Sullivan – need closed parenthesis in first paragraph about density units. **MOTION** (J. Hanson/D. Sullivan) to approve with addition of closed parenthesis. No further discussion. 6 aye, 0 nay, motion carried.
3. **Announcement – Town Board policy: “Springdale guidelines for in-person and virtual meetings.”** J. Rosenbaum explained policy; Town is trying to get back to in-person meetings as much as possible. Board and committee members are expected to attend in-person, exceptions are granted on a case-by-case basis by the chair. Persons initiating agenda items will also be expected to attend in-person.
4. **E. Grover/former Brink concept plan/CSM consistent with concept plan and rezone for residential development /CTH G/Sec. 26**

DISCUSSION: Brink family had an approved Option 2 concept plan showing 4 lots to be created. The lands on the north side of the road will stay undeveloped and “attached” to the remainder of the farmland; the remainder of the land and the original farmhouse stay together (farmhouse could be replaced 100’ from the existing or building envelope could be moved pending town approval). Lots will be served by a shared driveway. Driveway ordinance allows for exception to 3 single family units per driveway if the goals of the land use plan are better met with 4 on a shared drive. The Plan Commission recommended that the town board consider a 4-lot shared drive because it better meets the goals of the land use plan. The four lots each need to be rezoned from AT-35 to RR-2 based on their size and intended residential use.

MOTION (D. Sullivan/J. Hanson) to recommend to the Town Board that the preliminary CSM is consistent with the concept plan. No further discussion. 7 ayes, 0 nays, motion carried.

MOTION (R. Bernstein/M. Healy) to recommend to the Town Board that 4 lots should be rezoned from AT-35 to RR-2 based on the size and intended residential use. Deed restriction of no further division per the Town Land Use Plan. 7 ayes, 0 nays, motion carried.

5. **Strike Eagle LLC/D. Hamilton/former Zahler concept plan/CSM consistent with concept plan and rezone for residential development/Springdale Center Rd./Sec. 27.**

BACKGROUND: Zahler concept plan approved in June 2019 as Option 2: *a shared driveway with 3 houses south of Zahler Rd. along Springdale Center Rd. and a possible lot on the site of a former quarry for a total of 4 lots in this general area. Building envelope #1 will remain with the bulk of the farmland. *4 lots from one driveway farther east and south of Zahler Road with flagpoles running through the woods. These are to use only 1 –1.5 ac of farmland.

REQUEST: D. Hamilton wishes to create 2 lots in accordance with the concept plan. Lot 1 needs to be rezoned from AT-35 to RR-2 and Lot 2 from AT-35 to RR-1 based on size and intended residential use.

DISCUSSION: Preliminary CSM shows 3rd lot in error; recommendations will be contingent on removing lot 3 from the CSM. M. Healy and J. Hanson suggested that lot 2 be made a triangular shape rather than a rectangle to make it easier to farm and better fit the land use plan.

MOTION (A. Jester/D. Sullivan) to recommend to the Town Board (contingent on lot 3 being removed from the CSM) that the preliminary CSM is consistent with the concept plan and meets the location of the density units and amount of agricultural land in the original option 2 concept plan. No further discussion. 4 ayes (Jester, Sullivan, Altschul and Bernstein), 2 nays (Healy and Hanson), 1 abstention (Bunn). Motion carried.

MOTION (D. Sullivan/A. Jester) to recommend to the Town Board (contingent upon receiving corrected rezone application) the rezone of Lot 1 from AT-35 to RR-2, and Lot 2 from AT-35 to RR-1 based on lot size and intended use. No further divisions of either lot. 4 ayes (Jester, Sullivan, Altschul and Bernstein), 2 nays (Healy and Hanson), 1 abstention (Bunn). Motion carried.

6. **W. Garfoot/rezone lands for residential development/SPRINGDALE CENTER RD./SEC. 28.**

REQUEST: rezone AT-35 parcel with density unit to RM-16.

DISCUSSION: Concept plan and two lots approved in 2019. The concept plan indicates there is a density unit associated with the remainder of the land. When the 2 lots were created by CSM, they were rezoned for their intended residential use. The remaining lot stayed AT-35 because it did not have residential use at the time. This is the last remaining density unit and the location of the building envelope is on the concept plan on file with the town – the applicant was reminded that the maps submitted with the rezone application show a "possible home site" and "possible out building," and the PC chair noted that these have not been approved and would constitute a change from the approved original concept plan. These possible sites (home site and accessory building would need PC/TB approval. The applicant said he understood that the rezone of the land does not constitute approval of either of these locations and that additional approvals would be needed

MOTION (R. Bernstein/M. Healy) to recommend to the Town Board a rezone of this parcel from AT-35 to RM-16 with no further divisions per the Town Land Use Plan. No further discussion. 7 ayes, 0 nays, motion carried.

7. **PC Procedures - work session schedule – new date?** Due to summer schedules, September 19 may be the earliest possible date to schedule a work session.

8. **Adjourn.**

MOTION (M. Healy/A. Jester) to adjourn at 8:00 p.m. 7 ayes, 0 nays, motion carried.

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