



PLANNING COMMISSION AGENDA

Tuesday, June 8, 2021 at 7:00 p.m.

Springfield City Hall
170 North 3rd Street

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call – Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Susan Peplow, David Skorcz, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the May 11, 2021, Planning Commission Meeting
5. Public Hearings
6. New Business
 - A. Discuss a possible text amendment to the R87 Single-Family Residential Zoning District to decrease the front yard setback requirement from 35 feet to 25 feet
7. Old Business
8. Reports and Recommendations
9. Adjournment

PLANNING COMMISSION MINUTES

June 8, 2021

1. Meeting called to order at 7:00 p.m.
2. Present: Jim Opitz, Jerry Webster, Elizabeth Chartier, Kyle Fisher, Sue Peplow, Dave Kulm
Absent: Dave Skorcz
3. Motion by Fisher, 2nd by Chartier to approve meeting agenda. Ayes: Opitz, Fisher, Chartier, Peplow, Kulm, Webster. Nays: None. Motion carried.
4. Motion by Fisher, 2nd by Opitz to approve May 11, 2021, Planning Commission meeting minutes. Ayes: Opitz, Fisher, Chartier, Peplow, Kulm, Webster. Nays: None. Motion carried.

5. Public Hearings

There were no Public Hearings.

6. New Business

- A. Kathleen Gottsch, City Administrator, stated this meeting was to discuss a possible text amendment to the R87 Single-Family Residential Zoning District to decrease the front yard setback requirement from 35 feet to 25 feet.

Gottsch noted that many residents, specifically in the older part of town, would like to improve their property and the current regulations limit the ability to add or make changes and improvements to the front of their homes.

Jeff Ray, City Planner with JEO Consulting Group, shared with Gottsch that we don't want to hinder or prohibit homeowners from making improvements to their property.

Webster inquired if Ray had stated any negatives regarding making this zone change. Gottsch said Ray felt making this change would help create safer streets by creating a tunnel effect, but it would also allow people the opportunity to enhance their property thus increasing the value.

Peplow commented this change would be more consistent throughout town, since many of the other residential districts only require a 25 foot front yard setback.

Gottsch stated if the Planning Commission decides to proceed, a public hearing will be held at the next Planning Commission meeting and a recommendation would be sent to the City Council for consideration.

No motion was required.

All Planning Commission members agreed to move forward with a Public Hearing that will be scheduled for the July 13, 2021 Planning Commission meeting to further discuss a text amendment to the R87 Single-Family Residential Zoning District to decrease the front yard setback from 35 feet to 25 feet.

7. Old Business: None

8. Reports and Recommendations: None

9. Motion by Fisher, 2nd by Chartier to adjourn. Ayes: Opitz, Fisher, Chartier, Peplow, Kulm, Webster. Nays: None. Motion carried. Meeting adjourned at 7:32 p.m.