



PLANNING COMMISSION AGENDA

Tuesday, May 11, 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 April 13, 2021, Planning Commission Meeting
5. Public Hearings
 - A. Amendment to Section 5.05 AR Agriculture Residential District of the Springfield Zoning Ordinance adding Concrete Construction Batch Plant to Permitted Conditional Uses – Application submitted by Ready Mix Concrete
6. New Business
 - A. Amendment to Section 5.05 AR Agriculture Residential District of the Springfield Zoning Ordinance adding Concrete Construction Batch Plant to Permitted Conditional Uses – Application submitted by Ready Mix Concrete
7. Old Business
8. Reports and Recommendations
9. Adjournment

PLANNING COMMISSION MINUTES
May 11, 2021

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, Jim Opitz, Kyle Fisher, Elizabeth Chartier, Sue Peplow, Dave Skorcz, Dave Kulm. Absent: None.
3. Motion by Skorcz, 2nd by Fisher, to approve meeting agenda. Ayes: Opitz, Fisher, Chartier, Peplow, Kulm, Skorcz. Nays: None. Motion carried.
4. Motion by Fisher, 2nd by Opitz, to approve the April 13, 2021 Planning Commission meeting minutes. Ayes: Opitz, Fisher, Chartier, Peplow, Kulm, Skorcz. Nays: None. Motion carried.
5. Public Hearings
 - A. Motion by Kulm, 2nd by Fisher to open a public hearing to consider an amendment to Section 5.05 AR Agriculture Residential District of the Springfield Zoning Ordinance adding Concrete Construction Batch Plant to Permitted Conditional Uses. Ayes: Opitz, Fisher, Chartier, Peplow, Kulm, Skorcz. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

Kathleen Gottsch, City Administrator, explained that an application was submitted by Ready-Mix Concrete last year, but the request was denied because the applicant did not submit the required fee.

Gottsch noted this new text amendment would allow this type of use as a conditional use permit only, which would address hours of operation, truck traffic, access and lighting. Ready-Mix Concrete currently owns property along Fairview Road that used to be operated as a concrete batch plant and they intend to file a conditional use permit application to startup operation again.

Gottsch reported that the city planner said that this use would be advantageous especially with the substantial amount of construction and road improvements occurring in this area.

Webster inquired if the public had indicated any opposition or support. Gottsch stated no comments have been received at this time.

No further questions or comments were made.

Motion by Fisher, 2nd by Peplow to close the public hearing. Ayes: Opitz, Fisher, Chartier, Peplow, Kulm, Skorcz. Nays: None. Motion carried. Public hearing closed at 7:08 p.m.

6. New Business

A. Motion by Opitz, 2nd by Chartier to recommend approval to amend Section 5.05 AR Agriculture Residential District of the Springfield Zoning Ordinance adding Concrete Construction Batch Plant to Permitted Conditional Uses. Ayes: Opitz, Fisher, Chartier, Peplow, Kulm, Skorcz. Nays: None. Motion carried.

7. Old Business: None

8. Reports and Recommendations: None

9. Motion by Kulm, 2nd by Fisher to adjourn. Ayes: Opitz, Fisher, Chartier, Peplow, Kulm, Skorcz. Motion carried. Meeting adjourned at 7:12 p.m.