



City of Springfield

Agenda

Administrative Review Committee

April 16, 2026

3:30 PM

Via Zoom/ Development Review
Conference Room 199
840 Boonville Avenue
Springfield, Mo 65802

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. April 2, 2026

3. HEARINGS.

3.1. ARC2026-00015
3149 S SCENIC AVE ~ 3149 S Scenic Ave - Parking Lot Improvements ~ ARC
Applicant: CHRISTOPHER WYNN
Work Type: Fee-in-lieu of sidewalk

3.2. ARC2026-00016
1815 N GLENSTONE AVE ~ Purcell Tire 1815 N Glenstone Ave Project ~ ARC
Applicant: PURCELL TIRE & RUBBER CO
Work Type: Fee-in-lieu of sidewalk

4. JOIN ZOOM MEETING.

4.1. Meeting ID: 912 8621 5381
Passcode: 334931

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

April 2, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

The Administrative Review Committee met in regular session in Development Review Conference Room #199 and/or via Zoom.

ARC2026-00012

1850 N ELDON AVE

Applicant: CHRISTOPHER WYNN

Work Type: 01.Land Development Code Unclear

ATTENDANCE: Martin Gugel Justin Crighton, Chad Zickefoose. Staff: Bob Hosmer, Grady Porter and Samantha Payne(zoom)

REPRESENTATIVE: Rick Wilson

PUBLIC:

Staff/Rep: Discussion around the approval of "chip and seal" as an acceptable all-weather hard surface material for the parking area associated with a storage expansion project, specifically addressing cost savings and regulatory compliance.

Rep: The project is a storage expansion at 1850 N. Eldon Avenue and it involves expanding existing facilities by adding three more buildings and the primary concern is the surfacing of drive lanes and parking areas around these new buildings.

Staff/Rep: Applicant proposed using "chip and seal" for the parking surfaces, which would result in significant savings (approximately \$50,000) compared to traditional asphalt or concrete. Discussed if chip seal qualifies as an "acceptable all-weather hard surface material" under existing codes which list asphalt, concrete, and pervious pavers.

Staff/Rep: Discussed whether "chip and seal" is technically a form of asphalt, given that asphalt is defined as a petroleum-based oil and noted that following

Low Traffic Volume and Limited Use: The project location is away from the main street, and the anticipated traffic volume and use for the parking area are very low (e.g., no heavy delivery or moving trucks constantly, primarily owner/employee parking).

Private Property: The area in question is private property, not a public works project.

Dust-Free Condition: Chip and seal is considered to provide a stable and dust-free condition, meeting a key requirement of code.

Cost Savings: The significant cost savings for the developer were noted as a factor.

ARC ACTION:

Chad motioned to approved to allow the use of chip and seal for the *specific parking area* associated with the site improvements. Martin seconded. 3/0 **Approved**

Crucially, this approval is not a blanket authorization for chip and seal everywhere and is based on the particular conditions of this location, primarily the low traffic volumes and limited use, ensuring the surface is properly graded, constructed, and maintained to be all-weather stable and dust-free.

Martin motioned to approve the March 26, 2026 minutes. Justin seconded. 3/0 **Approved**

Result: Approved