

**City of Springfield
Minutes
Planning and Zoning Commission**

Bill Knuckles
Helen Gunther
Jennifer McClure
David Jacquez

Randall Doennig, Chair

Christopher Souliere
Eric Pauly
Dan Scott, Vice Chair
Layne Hunton

January 15, 2026

6:30pm

**Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

ROLL CALL.

Present: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Absent: None.

Staff in attendance: Justin Crighton, Planning and Development Assistant Director, Bob Hosmer, Planning Manager, Laura Vales, Assistant City Attorney, Daniel Neal, Michael Sparlin, and Andrew Menke, Senior Planners.

Commissioner Doennig welcomed the new commission members.

Commissioner Pauly acknowledged outgoing commissioners, Commissioner Betty Ridge, Commissioner Christopher Lebeck and Commissioner Bruce Colony stating that they are recognized for their professional service and contributions, including their advisory role on the "Forward SGF" Comprehensive plan and other high-profile requests/projects.

APPROVAL OF MINUTES.

The minutes of December 18, 2025 were approved.

COMMUNICATIONS.

City Council summary for December 2025.

CONSENT ITEMS.

Relinquishment of Easement 967
3245 South Campbell Avenue
Applicant: WAL-MART Stores, Inc.

Relinquishment of Easement 972
2126 East Cherry Street
Applicant: Springfield Public Schools

Relinquishment of Easement 971
2126 East Cherry Street
Applicant: Springfield Public Schools

Relinquishment of Easement 974
6375 South Innovation Avenue
Applicant: Tea Properties of Missouri II, LLC

Change of Use 539
2245 East Galloway Street
Applicant: City of Springfield

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 967, Relinquishment of Easement 971, Relinquishment of Easement 972, Relinquishment of Easement 974 and Change of Use 539). Commissioner Scott seconded the motion. The Consent Items **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: None. Absent: None. Abstain: None.

UNFINISHED BUSINESS.

Z-28-2025 COD 280

233 East Norton Road

Applicant: Maranatha Village, Inc.

No action taken, was withdrawn by applicant 72 hours in advance of meeting.

PUBLIC HEARINGS.

COMMISSION ACTION: (allow representative 3-minute rebuttal)

Planning and Zoning Commissioner Scott moved to **allow** the representative 3 minutes for rebuttal time at the end of the public hearing; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: None. Absent: None. Abstain: None.

Z-2-2026 COD 283

1138, 1142 & 1148 East Elm Street and 512 & 516 South Florence Avenue

Applicant: One Hundred Two Glenstone Inc., Terry Tacke, 1130 E. Elm, LLC, and 1142 E. Elm, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.56 acres from R-HD, High-Density Multi-family Residential District and UN, University Combining District to GR, General Retail with Conditional Overlay District 283 and University Combining District.

Commissioner Gunther asked which specific structures would be renovated versus demolishing for parking and Mr. Neal pointed out the existing multi-family building at 1152 East Elm would be renovated, and one single-family home on the rezone area would be utilized for off-street parking.

Commissioner Scott questioned the Conditional Use Permit for first-floor residential and why it could not be processed concurrently with the rezoning and was told that the developer is not ready and is setting up for future development. Further clarification was requested on whether existing residential houses would require a CUP under the proposed General Retail District (GR) zoning and Mr. Neal stated that with the way the General Retail District (GR) is written, any residential dwellings that exist at the time of mapping can remain.

Commissioner Doennig opened the public hearing.

Mr. Daniel Richards, 1200 E. Woodhurst Drive and represents the developer noting that it is a complicated zoning case, but they want to remodel the New Way apartment complex which currently has 14 units but want to change it to 20 units that requires additional parking.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-2-2026 COD 283; Commissioner Pauly seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: None. Absent: None. Abstain: None.

Z-3-2026

2300 North Airport Boulevard, 5703 & 5995 West Farm Road 104, 3521 North Farm Road 103 (east-side) and 5720 & 5700 (south-side) West State Highway EE

Applicant: City of Springfield/Airport Board

Mr. Sparlin states that this is a request to rezone approximately 726 acres County Agriculture District to HM, Heavy Manufacturing District.

Commissioner Doennig opened the public hearing.

Mr. Brian Weiler, 2300 N. Airport Blvd confirmed that the rezoning is primarily for future aeronautical and non-aeronautical development, with no immediate specific development plans. The land is acquired for protection and used as a buffer. The critical reason for rezoning to HM (Heavy Manufacturing) is to consolidate zoning and avoid an incompatible translation to Residential Single Family (R-SF) under the new city land development code, which would conflict with airport operations.

Mr. Dan VanVeen, 6220 W. Farm Road 94 expressed his concerns that rezoning agricultural land to heavy manufacturing would increase future risk if the airport no longer needed the buffering area, potentially leading to undesirable development without landowner input and would like it to remain agricultural.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-3-2026; Commissioner Hunton seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: None. Absent: None. Abstain: None.

Z-6-2026 COD 284

2000 South McCurry Avenue

Applicant: Springfield Plaza, LLC

Mr. Sparlin states that this is a request to rezone approximately 17.84 acres from Planned Development 343 to R-MD, Medium-Density Multi-family Residential District with Conditional Overlay District 284.

Commissioner Doennig opened the public hearing.

Mr. Daniel Richards, 1200 E. Woodhurst Drive and represents the developer noting that this is a proposed medium density residential housing development and here to answer any questions.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-6-2026 COD 284; Commissioner Pauly seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: None. Absent: None. Abstain: None.

Z-8-2026

3005 West Chestnut Expressway

Applicant: ABC Supply Co., Inc.

Mr. Neal states that this is a request to rezone approximately 0.4 acres from GM, General Manufacturing District to IC, Industrial Commercial District.

Commissioner Scott asked why a variance could not be used to permit retail sales in the existing General Manufacturing (GM) district, instead of requiring a rezoning and it was stated that a variance requires a hardship and they're proposing a new use and doesn't technically qualify as a hardship.

Commissioner Doennig opened the public hearing.

Mr. Randy Tidlind, 3005 W. Chestnut, representing the zoning application and here to answer any questions.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-8-2026; Commissioner Pauly seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: None. Absent: None. Abstain: None.

Planned Development 394

1015, 1025 & 1037 South Grant Avenue and 1020, 1024, 1028, 1036 & 1040 South Douglas Avenue

Applicant: Tribeca Park, LLC

Applicant has requested this item to be postponed to the February 12, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to **postpone** Planned Development 394; Commissioner Souliere seconded the motion. It was **Postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: None. Absent: None. Abstain: None.

Vacation 843

1300 blk of North Lyon Avenue, between Lynn and Calhoun Streets

Applicant: Optima Properties, LLC and Central Assembly of God

Applicant has requested this item to be postponed to the February 12, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to **postpone** Vacation 843; Commissioner Jacquez seconded the motion. It was **Postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: None. Absent: None. Abstain: None.

Preliminary Plat of Hawkins Mill Subdivision
3299, 3373 & 3449 North Vernon Road and 3173 North Summit Avenue
Applicant: Hawkins Mill, LLC

Applicant has requested this item to be postponed to the February 12, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to **postpone** Preliminary Plat of Hawkins Mill Subdivision; Commissioner Souliere seconded the motion. It was **Postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: None. Absent: None. Abstain: None.

OTHER BUSINESS.

Subdivision Variance 361
417 South Jefferson Avenue and 320, 322, 330 & 334 East Walnut Street
Applicant: SPFLD RE Holdings, LLC and Sister Properties, LLC

Mr. Menke states that this is a request to approve a variance from Section 36-251(3) of the Subdivision Regulations, located at 417 South Jefferson Avenue & 320, 322, 330, & 334 East Walnut Street.

Commissioner Pauly asked about the width of the current two access points on Jefferson Avenue and Mr. Menke stated that he did not know, but the representative is available to answer.

Commissioner Doennig opened the public hearing.

Mr. Jack Medows, 1810 St. Matthews Ct., Rolla, MO and stated that there are currently two drives, one is 10 feet, and the other is 12 feet. One serves as a utility access and other serves a parking lot and would like to combine both to make approximately a 26-foot-wide entrance and would be one way traffic.

Commissioner Pauly asked about specific use of the proposed combined drive-through (i.e., for a bank teller) and the anticipated frequency of its use, questioning its viability. Mr. Medows noted that it would have a drive-thru lane and bypass lane.

Commissioner Scott asked if the bank would maintain ownership of the corner building on Walnut Street and was told that the bank does not own that building.

Commissioner Scott asked for confirmation regarding a cross-access agreement for shared parking stalls and it was noted that a cross-access easement for parking stalls, along with utility easements, would be incorporated into the administrative replat.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Subdivision Variance 361; Commissioner Pauly seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: None. Absent: None. Abstain: None.

Street Name Change 83

200-600 blk East Blaine Street and 200-400 blk West Blaine Street between Washington and Lyon Avenues

Applicant: City of Springfield

Mr. Neal states that this is a request to re-assign the 200-600 blocks of East Blaine Street and 200-400 blocks of West Blaine Street between Washington and Lyon Avenues from Blaine "Street" to Blaine "Lane".

Commissioner Pauly asked if the name change would impact addressing for existing businesses or residents, or emergency services. He was told that there are a few addresses that would need to change, but they do get notified but does not foresee any problems with the post office or emergency services.

Commissioner Souliere asked if the proposed change covered the entire extent of Blaine Street in the specified area and it was noted that when you go east of Washington Avenue and west of Lyon Avenue, they become more of an alley and not part of the original plat.

Commissioner Doennig opened the public hearing.

Ms. Mary Collette, 1539 N. Washington Avenue, president of the Historic Commercial Club, noting that they been working on this for approximately six months or longer stating that the footbridge construction is coming along and that it is the gateway to historic Commercial Street. She also noted that 20 to 30 business and property owners along Blaine have signed in support of the request.

Commissioner Gunther asked about the advantage and rationale behind the name change, as well as responsibility for associated costs. Ms. Collette noted that the name change aims to generate positive publicity, promote the Historic Commercial Street district (e.g., for Route 66 events and the Jefferson Avenue Footbridge rededication), soften the area's image and establish a unique identity ("Blaine Lane" mirroring "Frisco Lane"). The city would bear the associated costs.

Commissioner Pauly wanted to thank the participates for forwarding a community betterment program.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Street Name Change 83; Commissioner Scott seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, and Commissioner McClure. Nays: Commissioner Gunther. Absent: None. Abstain: None.

Short Term Rental Type 2
1618 East Adams Street
Applicant: Andrey Svidenko

Mr. Hosmer states that this is a request to grant a Short-Term Rental Type 2 permit for the property generally located 1618 E. Adams Street, pursuant to Section 36-473 of the Zoning Ordinance in a R-TH, Residential Townhouse District.

Commissioner Scott asked if the applicant had other Airbnb's and what were their standing (i.e., good record). Mr. Hosmer noted that they have not had any reports or problems.

Commissioner Souliere asked if staff's denial was solely due to neighborhood objections. Staff explained that the appeal process is triggered by objections (in this case, four adjacent property owners), and their role is to present the facts, not to make a recommendation for denial.

Commissioner Jacquez, asked if comments, not adjacent, were given to staff and it was noted that staff does receive them.

Commissioner Scott asked what weight should be applied to letters from non-adjacent property owners. Mr. Hosmer noted that comments from property owners within the 500ft notification area (not directly adjacent) were received by staff and were attached to the packet for commission review. The "crux" of the appeal, however, lies with the adjacent objections.

Commissioner Doennig opened the public hearing.

Mr. Christian Diewert, 1618 E. Adams Street representing Andrey Svidenko, owner. He noted that they have multiple properties across Springfield and in Greene County and the main concerns were parking, too much traffic, large groups, etc. He emphasized responsible management, property maintenance, screening of guests (often professionals or families), and positive reviews for other properties managed by the family. They try not to disappoint anyone and keep it nice, calm, and steady.

Commissioner Scott questioned staff on the number of rentals that this applicant has, and it was noted that staff was told of one other property.

Mr. Jacquez asked how the property is managed (owner or third-party) and the duration of ownership. Mr. Diewert said the property is managed by a family-owned network for maintenance and bookings and has owned the property for over two years, initially as a primary residence, and has undertaken significant renovations.

Commissioner Pauly asked for clarification on ownership and the representatives and was told it was a family operation and believes the owner has one or two more rentals.

Commission members asking additional questions on background of ownership, etc.

Mr. Alexzander Campbell, 2141 N. Adams Street and here to voice his opposition stating that the neighborhood is mainly families and older generations and would not like multiple people coming through every day.

Commissioner Pauly asked how long they have lived at their current residence and was told May 2019 and if have they seen any improvements on the property (painting of the outside, not sure of the inside).

Ellie Campbell, 2141 N. Adams, stating that they would not like a Short-Term Rental across the street and went over concerns (residents living directly across the street expressed strong opposition, transient occupants, increased traffic and parking issues in a dead-end family neighborhood with many children, lack of owner supervision, and general impact on neighborhood character and safety).

Commissioner Doennig closed the public hearing.

Commissioner Pauly stated, "I do have a lot of concerns about this particular request that came through to us. Looking at the information as it was presented. We had a neighborhood meeting where the property owner neglected to show up. He was asked at that point to also go ahead and include any additional properties that he had on his form. That information was not included as well, didn't indicate any of the addresses for these properties. And it sounds like after asking this evening that there are at least two other properties, one that we know of, possibly two or more. So again, I'm very concerned when we had this lack of professionalism coming forward to this body to go ahead and get this presented and get this approved also. I had asked Mr. Campbell about the property across the street, and I think that's very important as a neighbor living across the street. A few hundred dollars in paint can make things look good, but that doesn't improve the neighborhood, it makes that piece of property look good. We hear this very often from someone who wants to put in a short-term rental that they will take care of the property, and it will make the neighborhood look better. That may be, but again that does not improve the neighborhood itself. When we see the number of houses that we have out there and we look at our current housing studies that we've done over the last several years that we see how many housing locations that were missing for people and these are put into short term rentals, I also find that very concerning. It's because of these. I will not be approving this tonight."

Commissioner Knuckles stated, "I have concerns over the numbers of people that have do not want the short-term rental in the neighborhood. Normally I tend to look at the person, the owner of it and when they tell me that they're going to maintain the property and screen people. I know when the last one we had, we had some documentation on that and ratings and things like that which swayed my opinion, but with this site I am concerned with the number of residents in the neighborhood who do not want it and find it hard to support approving this, so I also will be voting against it tonight."

Commissioner Scott asked about the procedure if the short-term rental is approved and was told the Planning Director would be able to revoke the license.

Commissioner Gunther stated, "I'm going to vote for this, I feel like it's going to be a rental and If there are problems, there are ways to get it taken care of."

Commissioner Hunton asked if the short-term rental is denied and was told If the appeal is denied, the applicant can reapply immediately with a new application and fee; there is no waiting period. If a STR permit is approved and subsequently revoked by the Planning Director (for city code violations like zoning, noise, or nuisance), the operator would be unable to reapply for 12 months.

Commissioner Souliere stated, "I've been a person renting a short-term rental, I've had rental property, and I also live in a neighborhood that values the neighbors and the comfort of what a neighborhood like this appears to be. I think that there's a weight that needs to be placed on the intangible value of a neighborhood. Safety and the structure of knowing your neighbors and who you have around you and knowing what the traffic's going to be like and who knows whose kid's going to be in the street or what have you, yes, this may be a rental regardless, but I think a long term rental and a short-term rental are very different things. I'd like to say my thoughts are on the structure of what the neighborhood is and the value of the people in that neighborhood and what a neighborhood looks like to them, and it doesn't with the short-term rental. Based on that, I'm going to vote to deny this."

Commissioner Doennig stated, "Given that there is an opportunity for this applicant to reapply and go through this process again, my feeling is that I'm going to vote to deny the request. The particular reason why is this, I rent VRBOs in other cities, so I understand how they work, and I understand that they're not universally popular with the neighbors that may live next to them. I try to be respectful wherever I stay, but the problem that I had with this request was that I saw that at the neighborhood meeting the owner of the property himself did not show up, which to me is kind of a red flag. And tonight, this hearing is very important. I mean this is make it or break it for whether you get to be a VRBO or not and the owner isn't here, and I have a problem with that because if the owner can't show up to a public hearing before the city body like this, how is that owner going to respond when there are problems at the property, we're supposed to believe, and we're supposed to trust that that owner is going to be responsive and if there's a problem from the neighbors, they're going to respond to that. This is a big issue, and they're not here. So, I intend to vote no."

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Short Term Rental Type 2 located at 1618 East Adams Street; Commissioner Jacquez seconded the motion. It was **DENIED** with the following votes: Ayes: Commissioner Gunther and Commissioner McClure. Nays: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Knuckles, Commissioner Souliere, and Commissioner Hunton. Absent: None. Abstain: None.

2026 Election of Officers - Chair and Vice Chair

COMMISSION ACTION: (chair)

Planning and Zoning Commissioner Pauly moved to nominate Randall Doennig for chair; Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, Commissioner Gunther, and Commissioner McClure. Nays: None. Absent: None. Abstain: Commissioner Doennig.

COMMISSION ACTION: (vice-chair)

Planning and Zoning Commissioner Knuckles moved to nominate Dan Scott for vice-chair; Commissioner Gunther seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Jacquez, Commissioner Pauly, Commissioner Doennig, Commissioner Knuckles, Commissioner Souliere, Commissioner Hunton, Commissioner Gunther, and Commissioner McClure. Nays: None. Absent: None. Abstain: Commissioner Scott.

ADJOURN.