



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

March 12, 2026

6:30pm

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

ROLL CALL.

Present: Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Absent: Commissioner Doennig and Commissioner Hunton.

Staff in attendance: Justin Crighton, Planning and Development Assistant Director, Bob Hosmer, Planning Manager, Laura Vales, Assistant City Attorney, Daniel Neal, Senior Planner.

APPROVAL OF MINUTES.

The minutes of February 26, 2026 were approved.

COMMUNICATIONS.

CONSENT ITEMS.

Relinquishment of Easement 975 3315 West College Street Applicant: Vintage Motorworks, LLC	Relinquishment of Easement 977 3259, 3305 & 3319 North Glenstone Avenue Applicant: WLM RE Holdco, LLC
Relinquishment of Easement 978 1174 East Morningside Street Applicant: City of Springfield	

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 975, Relinquishment of Easement 977, and Relinquishment of Easement 978). Commissioner Pauly seconded the motion. The Consent Items **Passed** with the following votes: Ayes: Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

UNFINISHED BUSINESS. None

PUBLIC HEARINGS.

COMMISSION ACTION (allow 3-minute rebuttal time for applicants/representatives)

Planning and Zoning Commissioner Pauly moved to approve 3-minute rebuttal time for applicants/representatives. Commissioner Knuckles seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere and Commissioner Scott. Nays: None. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

COMMISSION ACTION (reduce speaker time to 3 minutes)

Planning and Zoning Commissioner Pauly moved to approve reduce speaker time to 3 minutes. Commissioner Knuckles seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, and Commissioner Scott. Nays: Commissioner Souliere. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

Planned Development 395
3302 South Maryland Avenue
Applicant: Bibi Oaks, LLC

Mr. Neal stated that this is a request to rezone approximately 7.64 acres of property from Planned Development 13, 3rd Amendment and R-SF, Single-Family Residential District to Planned Development 395.

Commission members asked about the original Planned Development and if there would be a traffic study and if the development would be gated. Mr. Neal gave information on what is being proposed with the number of dwelling units, access, and that it would not be gated and the traffic study is only required at the time of development.

Commissioner Scott opened the public hearing

Mr. Nathan Reynolds, 6440 Meadowview Drive, is one of the developers and noted that it will be approximately 7.64 acres from Planned Development 13, 3rd amendment to Planned Development 395 stating that the site is vacant asphalt and underutilized parking. They are proposing residential community housing is near major employers and services and believes this is in the right location and complements the Medical Mile by providing housing near major employers (Cox South, Mercy clinics), the vertical building design reduces overall footprint, preserving green space, incorporates generous buffers, quality materials, soundproofing, and thoughtful landscaping and the current zoning already allows for a four-story inpatient/outpatient medical clinic, which could generate significantly more traffic than the proposed residential use as well as offering to build a 6ft privacy fence and provide gate access at each adjacent property for neighbors on the west side of Maryland Avenue.

Mr. Brian Kubik, 1554 E. River Oaks Lane gave an overview of the maximum density and noted that the current zoning already allows for a four-story building, and the Montclair Senior Living building is five-story, and this project will be shorter and gave out existing building heights throughout the area. He noted the buffer zone area on the west side of Maryland Avenue, and it has a 30-foot strip with trees (developer will also provide plantings in areas without trees) and offering to build a privacy fence there and provide gates at each one of those neighbor's properties allowing them to have access.

Mr. James Head, 3341 S. Kings Avenue, noted that the residents are already struggling with accumulative effects of growth, traffic safety, crime, and infrastructure that is not keeping pace and stated concern over an estimated 1,300 additional daily trips on already congested Walnut Lawn and Maryland Avenue, stating

residents urge a traffic study before rezoning, citing statistical evidence that even a fraction of these trips would be significant.

Ms. Arlene Chriswell, 3312 S. Kings Avenue stated that she is not sure if the proposed development is keeping with Springfield's Comprehensive Plan, noting that the development will be taller than any other building in the immediate area and the four-story height is seen as a "jump up" rather than a "step up," contradicting the Comprehensive Plan's goal of gentle transitions from traditional neighborhoods. She also noted concerns about traffic, privacy, shadows, noise, and potential impact on property values, saying lighting from cars will be shining into their bedroom windows and asks for a traffic study to be completed before the development is approved.

Mr. Christopher Brown, 844 E. Deerfield Street, and voiced his concern over the traffic at the roundabout noting that its capacity size is 12,000 to 14,000 cars for daily traffic and asks for a traffic study prior to approval.

Ms. Abbigale Haralson 3348 S. Kings Avenue stated that she is opposed to this proposed development, but not against progress and that it is an indirect violation of Forward SGF and does not see a gentle transition and it seems to be a watchtower over their backyards. She also noted concerns about potential wind eddies from the four-story building impacting emergency helicopter landings at nearby helipads as well as financial concerns of shifting costs (e.g., roundabout restructuring) onto taxpayers and potential Chapter 353 blight tax abatements (developer clarified they did not receive one for a previous project).

Mr. Nathan Reynolds, 6440 Meadowview Drive (rebuttal) stating that he is sensitive to the situation of the neighborhood and that the current zoning is for a four-story medical building that could be 10x the traffic and only planned 310 parking spots and here to work with anyone that's willing to work with us.

Commissioner Scott closed the public hearing.

Commissioners expressed appreciation for the residents' input and the developer's offer of a privacy fence with property access, however concerns were raised regarding the absence of a traffic study prior to rezoning and whether the four-story height was appropriate for the neighborhood with a suggested three-story limit.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Planned Development 395. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Souliere, and Commissioner Scott. Nays: Commissioner Pauly and Commissioner Jacquez. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

OTHER BUSINESS.

Marijuana & Medical Marijuana Uses of Hours of Operation Amendment
Citywide

Applicant: V3 MO Vending 5, LLC

The applicant has requested this item to be postponed to an unknown date.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to postpone Marijuana & Medical Marijuana Uses of Hours of Operation Amendment to unknown date. Commissioner Jacquez seconded the motion. The item was **Postponed** with the following votes: Ayes: Commissioner Pauly, Commissioner McClure, Commissioner

Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott.
Nays: None. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

Short Term Rental Type 2 Appeal

1350 North Washington Avenue

Applicant: Anton Kalashnikau / Lex Kozlov

Mr. Hosmer stated that this is a request to grant a Short-Term Rental Type 2 permit pursuant to Section 36-473 of the Zoning Ordinance in R-SF, Single-Family Residential District with Mid-Town UCD. Staff have denied the application based on objections from two adjacent property owners, which is a key criterion for Type 2 STRs.

Commissioner McClure questioned if the license can be revoked by the Director of Planning. Mr. Hosmer stated if it is operating and there are certain infractions, then it can be revoked.

Commissioner Scott opened the public hearing

Mr. Lex Kozlov, 2991 S. Thornridge Drive stated that the property is ideally suited for an STR, being close to Drury University and Cox Hospital, attracting professionals, teachers, nurses, and visiting families. He noted that STRs would generate less traffic than a multi-generational long-term rental, which would be the alternative, and the maintenance and guest behavior would be high-quality due to online review systems and monitoring (preventing parties) and believes it offers community benefit by attracting out-of-town visitors who spend money locally.

Commissioners asked about the management/maintenance of the property and if he lives in the community what happens if he does not receive approval.

Mr. Kozlov stated that they have a management/maintenance company from Branson, and he does not live in the community and will turn it into a long-term rental.

Ms. Jacqueline Wimmer, 1406 N. Washington stated that community and safety is a strong desire to maintain a single-family community, know neighbors, and ensure child safety, which STRs undermine.

Mr. Ralph Plank, 1337 N. Washington noted that it is inconsistent with the Mid-Town Plan, and the Mid-Town Neighborhood explicitly opposes the STR, stating it's against the objective to "protect and improve the single-family character of the neighborhood," and the spirit of the Urban Conservation and Historic Districts.

Commissioner Jacquez asked if staff had any insights into Short Term Rentals Type 1 and 3 that are within 500' and it was noted by Mr. Hosmer that STR Type 1 and 3's are not subject to the 500' regulations.

Ms. Dee Ogilvy, 518 E. Lynn Street voiced her concern regarding the parking and congestion stating the area already experiences high parking congestion due to Drury students and other rentals and the property's driveway is considered "unusable," forcing guests to park on the street. She also noted that a lot of residents expressed frustration with the city's inability to enforce existing rules regarding the number of unrelated individuals living in a rental home, fearing more STRs would exacerbate issues.

Mr. Todd Thomas, 1226 N. Summit Avenue noted he is against the Short-Term Rental and the idea that a multi-generational family would not be a good fit for our neighborhood is a bad statement and the Mid-Town Neighborhood welcomes neighbors.

Ms. Micah Even, 1348 N. Washington Avenue noted that many residents share driveways, and most don't have garages, so parking on the street is very congested and stated that the driveway is not really "parkable." She also noted the current lack of property maintenance by the owner (e.g., uncleared tree debris) stating that the neighbors cleaned storm debris up for safety and not a lot of maintenance is being done currently.

Mr. Ran Cummings, 659 E. Lynn Street and currently the president of the Mid-Town Neighborhood gave an overview of the community and that they would welcome a multi-generational family living there, he also expressed concerns of an out-of-town maintenance company for property upkeep.

Ms. Louise Wienchowski, 1423 N. Summitt Avenue stating that she is opposed to the STR and that Mid-Town is very fragile and they have worked extremely hard with the city and neighbors for single family residential zoning in Midtown and want to maintain the families, young children and want to see more young families move in and where it should be going.

Commissioners asked about the enforcement of three unrelated people in a house and Mr. Hosmer noted those complaints are handled by Building Development Services (BDS).

Mr. Lex Kozlov, 2991 S. Thornridge Drive (rebuttal) questioned whether the neighborhood really cares about the renters/neighbors and noted that he had a renter living there for two years and nobody checked up on them. He has nothing against multi-generational living and that with a multi-generational family there would also be parking problems/concerns. Airbnb reviews are important and if there are bad reviews, people are not going to be there, so maintenance is going to be tip top shape.

Commissioner Scott closed the public hearing.

Commissioners emphasized the historic and mature nature of Mid-Town, and the decades of work residents have put into protecting their neighborhood through planning and community building and noted the strong agreement with the neighborhood's overwhelming opposition.

Commissioner asked about the enforcement of three unrelated people in a house and Mr. Hosmer noted those complaints are handled by Building Development Services (BDS).

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Short Term Rental Type 2 Appeal (1350 North Washington Avenue). Commissioner Pauly seconded the motion. The item **Failed** with the following votes: Ayes: Commissioner Gunther. Nays: Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

Land Development Code Text Amendment 2
Citywide

Applicant: City of Springfield

COMMISSION ACTION: (amend attachments)

Planning and Zoning Commissioner Pauly moved to Amend Attachments 1 and 2 of Item 7.3, of the Land Development Code Text Amendment 2:

- In Table 5-1, change the side setback requirements from 3' to 5' for Detached House – Urban Lot, Detached House – Small-format, and Detached House – Manufactured
- Remove dimensions from Figure 5-10
- In Table 6-1, change the front setback requirement from 25' to 0'-25' for C-MX1, Commercial Mixed-use Neighborhood

- Remove dimensions from Figure 6-3
- Remove dimensions from Figure 8-3
- Strike the following from Section 36-8.06E.1.a: “These rezonings do not introduce apartment-scale development. They allow small-scale, townhouse-form housing on vacant lots, consistent with the Center City Neighborhood framework adopted by this body.ual”

Commissioner Knuckles seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

Mr. Crighton stated that this is a request to amend Sections 36-200 to 36-495 of the Land Development Code.

Commission Scott asked about the changes in the summary that did not include notice of the changes in chapters 3, 5, 6, 8 or 9 and wanted the Commission to be aware but has no concerns.

Mr. Crighton noted that the summary was prepared as a high-level overview of the actual corrections (things that would not influence code, technical corrections and table dimensions) and noted the added disclaimer.

Commissioner Scott opened the public hearing

No speakers

Commissioner Scott closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Land Development Code Text Amendment 2. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area Generally located along Kearney Street between North Albertha Avenue and North Glenstone Avenue (Applicant: City of Springfield)

Mr. Schaefer stated that this is a request from City Council to study most appropriate economic development incentives to revive retail activity along Kearney Street.

Commission members asked if this information can be confirmed from the 2017 study and Mr. Schaefer noted that it can be confirmed.

Commissioners expressed concern about redevelopment being concentrated in already improved sections (e.g., Kearney and Glenstone) rather than revitalizing the entire 3.5-mile corridor and questions were raised about ensuring the plan does not lapse again.

Some commissioners advocated for a more nuanced or scaled tax abatement system to encourage sustained investment, similar to Chapter 353 plans used in other cities.

Commissioner Scott opened the public hearing

No speakers

Commissioner Scott closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: Commissioner Gunther.

Rules of Procedure for Planning and Zoning Amendment

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to modify Section 4.0 Hearing Rule 9 of the Planning and Zoning Commission Rules of Procedure.

Commission may reduce the time to three (3) minutes on any individual item by a majority vote prior to the opening of the public hearing) and (following the final speaker, the applicant or applicant's representative shall have the option to return to the podium to rebut any public comments. Such rebuttal shall be limited to no more than three (3) minutes unless additional time is granted by the Commission.

Ms. Lara Vales noted that the amendment clarifies that the Commission has the flexibility to reduce speaker time to three minutes for individual public hearing items, rather than being forced to apply the reduction globally to all items on the agenda for an entire evening and this aligns with City Council practice.

Commissioner Scott opened the public hearing

No speakers

Commissioner Scott closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Rules of Procedure for Planning and Zoning Amendment. Commissioner Pauly seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Jacquez, Commissioner Souliere, Commissioner Gunther and Commissioner Scott. Nays: None. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

ADJOURN.