

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

February 26 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, Michael Sparlin, Senior Planner.

APPROVAL OF MINUTES.

The minutes of February 12, 2026 were approved.

COMMUNICATIONS.

CONSENT ITEMS.

Request to Dispose 535
425 East Trafficway Street
Applicants: City of Springfield

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Item (Request to Dispose 535). Commissioner Souliere seconded the motion. The Consent Item **Passed** with the following votes:
Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

UNFINISHED BUSINESS.

COMMISSION ACTION: (combine presentations)

Planning and Zoning Commissioner Scott moved to combine presentations for 5.1 and 6.2 (Z-4-2026 and Preliminary Plat of West Sunshine Marketplace), but with two separate votes; Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

Z-4-2026
3199 & 3225 West Sunshine Street
Applicant: 3225 W. Sunshine, LLC

Mr. Sparlin states that this is a request to rezone approximately 12.61 acres from County C-2, General Commercial to HC, Highway Commercial.

Commissioner Scott asked about the detention basin and if it would benefit from being platted off as a separate lot, as he had concerns the owner of Lot 1 would have sole responsible over the maintenance of the basin. Mr. Hosmer noted that prior to final platting of the property this will be reviewed by the City and addressed, as there will be stormwater conveyance from each lot to this location.

Commissioner Doennig opened the public hearing.

Derrick Estell, 1550 E. Republic Road confirmed plans for commercial development and clarified that it is intended as a regional basin for the entire development, with shared maintenance responsibility to be formalized on the final plat through specific language or an HOA agreement.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-4-2026. Commissioner Pauly seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

Preliminary Plat of West Sunshine Marketplace
3225 West Sunshine Street
Applicant: 3225 W. Sunshine, LLC

Mr. Hosmer stated that this is a request to approve a preliminary plat for a 7-lot subdivision.

Commissioner Scott asked about the detention basin and if it would benefit from being platted off as a separate lot, as he had concerns the owner of Lot 1 would have sole responsible over the maintenance of the basin. Mr. Hosmer noted that prior to final platting of the property this will be reviewed by the City and addressed, as there will be stormwater conveyance from each lot to this location.

Commissioner Doennig opened the public hearing.

Derrick Estell, 1550 E. Republic Road confirmed plans for commercial development and clarified that it is intended as a regional basin for the entire development, with shared maintenance responsibility to be formalized on the final plat through specific language or an HOA agreement.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Preliminary Plat of West Sunshine Marketplace. Commissioner Souliere seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

Z-11-2026

1349 North Wabash Avenue

Applicant: City of Springfield

No action taken, was withdrawn by applicant (City of Springfield) 72 hours in advance of meeting

Z-12-2026

1348 North LaFontaine Avenue

Applicant: City of Springfield

No action taken, was withdrawn by applicant (City of Springfield) 72 hours in advance of meeting

PUBLIC HEARINGS.

Update to the Official Zoning Map

Citywide

Applicant: City of Springfield

Mr. Crighton stated that this is an update to the official Zoning Map – Citywide (all parcels within Springfield city limits). He gave out the following information.

Outreach and Notice of Public Engagement:

51,000+ mailed notices (October 10, 2025)	Interactive map – 10,600+ views	5 public remapping meetings + citywide session
8 Center City Missing Middle workshops	12 Traditional Neighborhood meetings	700 calls; 42 emails and 16 walk-ins

Outreach exceeded statutory requirements and was recognized by Missouri APA for outreach efforts.

Appeal Process: Post-adoption, a 90-day appeal window will allow property owners to request rezoning back to RSF (Single Family Residential) at no cost.

Staff Recommendation: Approval, citing alignment with the adopted code, clarity, consistency, extensive public engagement, and implementation of a City Council-approved framework.

Commissioner Doennig opened the public hearing.

No speakers

Commissioner Doennig closed the public hearing.

COMMISSION ACTION: (no action taken on vote)

Planning and Zoning Commissioner Knuckles moved to approve the Update to the Official Zoning Map for the Planning and Zoning Commission. Commissioner Gunther seconded the motion. No action taken.

COMMISSION ACTION: (divide the question)

Planning and Zoning Commissioner Scott motioned to Divide the Question to consider separately the direct translation of current zoning classifications to their counterparts in the new Land Development Code pursuant to Table 42 of the new Land Development Code and to consider rezoning of properties currently zoned RSF single family residential to R-MX1 mixed density neighborhood low. Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

COMMISSION ACTION: (direct translation)

Planning and Zoning Commissioner Scott motioned to Recommend approval of the direct translation of current zoning classifications to their counterparts in the new Land Development Code pursuant to Table 4-2 of the new Land Development Code as adopted by City Council via ordinances 6917 and 6971. Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton, and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

COMMISSION ACTION: (rezoning from R-SF to R-MX1 – no action taken on vote)

Planning and Zoning Commissioner Scott motioned to recommend approval of the rezoning of those properties currently zoned R-SF, Single Family Residential and proposed in the staff report to be rezoned to R-MX1 mixed density residential low, pursuant to the new Land Development Code as adopted by City council via ordinances 6917 and 6971. Commissioner Knuckles seconded the motion. No action taken.

COMMISSION ACTION: (postponement of R-SF to R-MX1)

Planning and Zoning Commissioner Scott motioned to postpone the rezoning of those properties currently zoned R-SF, Single Family Residential and proposed to be rezoned to R-MX1 mixed density residential low to the March 26, 2026 Planning and Zoning Commission meeting. Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

OTHER BUSINESS.

Initiate Changes to the Rules of Procedure for the Planning and Zoning Commission

Applicant: City of Springfield

Mr. Hosmer stated that this is an initiation for an update to its rules of procedure, specifically Section 4.0 Hearings, Rule 9, to formalize and allow applicants a dedicated rebuttal time (e.g., five minutes) after the public hearing.

COMMISSION ACTION:

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

ADJOURN.