

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 12 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 and Commissioner Scott. Absent: Commissioner Hunton.

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.

APPROVAL OF MINUTES.

The minutes of January 15, 2026 were approved.

COMMUNICATIONS.

City Council summary for January 2026.

CONSENT ITEMS.

Relinquishment of Easement 960
2625 West Delmar Street

Applicants: Country Club Properties, L.C. and Delmar Meadows, L.P.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Item (Relinquishment of Easement 960). Commissioner Pauly seconded the motion. The Consent Item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

UNFINISHED BUSINESS.

COMMISSION ACTION: (allow representative 5-minute rebuttal)

Planning and Zoning Commissioner Scott moved to allow the representative 5 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 and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Planned Development 394

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

Applicant: Tribeca Park, LLC

Mr. Sparlin states that this is a request rezone approximately 2.5 acres from Planned Development 382 and Grant Avenue Parkway District Subdistrict E to Planned Development 394.

Commissioner Doennig opened the public hearing.

Mr. Andrew Doolittle, 3131 E. Wilshire Drive, representing the ownership of the project and gave context about why it changed from the previous iteration of the project by purchasing the Grant Avenue Vet Hospital and two lots behind it, which effectively doubled the site size. Noting their goal has always been to create an activity center for the Grand Avenue Parkway and feels like the food hall should accomplish that, as well as create a neighborhood hub for both Fast Night West Central and hopefully the Grand Avenue Parkway as a whole.

Mr. Jared Davis, 3213 S. West Bypass, and here to answer any questions.

Mr. Holland, 609 W. Ildereen Street, representing the LLC and is in favor of the rezoning application.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION: (correction in exhibit 1)

Planning and Zoning Commissioner Knuckles moved to correct Exhibit 1 (change the transparency from 40% to 30% in the Planned Development – page 21, Subsection 2). Commissioner Pauly seconded the motion.

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

COMMISSION ACTION:

Planning and Zoning Commissioner Jacquez moved to approve Planned Development 394. Commissioner Knuckles seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Vacation 843

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

Applicant: Optima Properties, LLC and Central Assembly of God

Mr. Neal states that this is a request to vacate the 1300 block of North Lyon Avenue, between Lynn and Calhoun Streets.

Commissioner Knuckles asked for clarification on the ownership of the houses on the west side and was told that Central Assembly owns all the houses along Lyon Avenue except for the two or three multifamily homes to the northwest.

Commissioner Pauly asked for information on the access and was told they had worked out those issues.

Commissioner Doennig opened the public hearing.

Mr. Billy Kimmons, 1722 S. Luster Avenue here on behalf of the applicant and clarified that the church does not intend to tear down any of the houses, but one will be relocated to an empty lot along Calhoun Street. The vacated right-of-way will be maintained as a utility easement and will allow for pedestrian access through the property.

Commissioner Pauly asked for more details on the access to the driveways along Lyon Avenue and Calhoun Street. Mr. Kimmons stated that Lyon Avenue will have access through one of the existing driveways and the lots that touch Calhoun Street will have direct access to their driveways.

Mr. Carter McDaniel, 1964 E. Brentwood Drive stated that they have parking use agreements with several entities in the area and this will allow for additional parking, pedestrian and traffic safety, and this will serve the needs of their organization.

Mr. David Cox, 2457 N. Franklin is in favor of the Vacation, and this will allow for additional parking.

Commissioner Doennig closed the public hearing.

Commissioner Knuckles applauded the efforts that the church has made for this project.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Vacation 843. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

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

Mr. Menke states that this is a request to approve a preliminary plat for a 5-lot subdivision.

Commissioner Doennig opened the public hearing.

Mr. Derrick Estell, 1550 E. Republic Road and representing the applicant and stating that this is the 1st phase of Hawkins Mill and will be on lots 1 and 2 with multi-family development, lots 3, 4, and 5 to follow closely.

Mr. Rusty Worley, 807 W. Walnut Street, noted that housing is a critical need for the community and building permits since the Great Depression for housing is down 300 a year. He stated that the chamber has repeatedly voiced their concern for additional workforce housing, and this additional housing will help meet that need and thanked the people who are working on the project.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

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

PUBLIC HEARINGS.

COMMISSION ACTION: (combine presentations #1)

Planning and Zoning Commissioner Scott moved to combine presentations for Z-1-2026 and Conditional Use Permit 485, but with two separate votes; Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

COMMISSION ACTION: (combine presentations #2)

Planning and Zoning Commissioner Scott moved to combine presentations for Z-11-2026 and Z-12-2026, but with two separate votes; Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Z-1-2026

3319 North Glenstone Avenue

Applicant: WLM RE HOLDCO, LLC

Mr. Neal states that this is a request to rezone approximately 0.96 acres from R-MD, Medium Density Multi-Family Residential District to GR, General Retail District.

Commissioner Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis Street, noting that these parcels are under contract to purchase from Meeks and planning on an Administrative Lot Combination and planning for 77 residential apartments and commercial space that will engage the community. There are some details to work through to make sure the neighbors are satisfied, like fencing on the north side and landscaping, the detention basin is full of brush and trees, but plan to clear that out, get it functional again, and put in new plantings in the right spots, as shown in the landscape plan.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-1-2026. Commissioner Souliere seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Conditional Use Permit 485

3259, 3305 & 3319 North Glenstone Avenue

Applicant: WLM RE HOLDCO, LLC

Mr. Neal states that this is a request to permit residential first-floor frontage within a GR, General Retail District.

Commissioner Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis Street, noting that these parcels are under contract to purchase from Meeks and planning on an Administrative Lot Combination and will have 77 residential apartments with commercial space that will engage the community. He noted that there are some details to work through to

make sure the neighbors are satisfied, like fencing on the north side and landscaping, the detention basin is full of brush and trees, but plan to clear that out, get it functional again, and put in new plantings in the right spots, as shown in the landscape plan.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Conditional Use Permit 485. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Z-4-2026

3199 & 3225 West Sunshine Street

Applicant: 3225 W. Sunshine, LLC

The applicant has requested this item to be postponed to the February 26, 2026 meeting.

COMMISSION ACTION:

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

Z-7-2026

3635 East Olive Street

Applicant: K9 Hideaway, LLC

Mr. Neal states that this is a request to rezone approximately 2.18 acres from Planned Development No. 298 to GR, General Retail District.

Commissioner Doennig opened the public hearing.

Commissioner Knuckles asked about the neighborhood meeting.

Mr. James Craigmyle, 204 W. Plainview stated that they had a neighborhood meeting and one person attended and reviewed the proposed facility.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-7-2026. Commissioner Souliere seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: Commissioner Jacquez. Absent: Commissioner Hunton. Abstain: None.

Z-9-2026 COD 285

2610, 2612 & 2616 West College Road and 2630, 2632, 2634, 2636, 2638, 2642 & 2646 West Olive Street

Applicant: Preferred Family Healthcare, Inc.

Mr. Sparlin states that this is a request to rezone approximately 1.42 acres from HC, Highway Commercial, R-LD, Low-Density Multi-family Residential District with Conditional Overlay District No. 32 and R-TH

Residential Townhouse to R-LD, Low-Density Multi-family Residential District with Conditional Overlay District 285.

Commissioner Doennig opened the public hearing.

Mr. Billy Kimmons, 1722 S. Luster and representing the applicant and they are proposing to build duplexes as they provide supportive living. He noted that Olive Street (between Scenic and College) does not benefit the public and this helps clean and secure the duplexes for Preferred Family Healthcare and their residents. Rezoning will combine the lots into a single zoning district.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-9-2026 COD 285. Commissioner Pauly seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Z-11-2026

1349 North Wabash Avenue

Applicant: City of Springfield

This item has been requested to be postponed to the February 26, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to postpone Z-11-2026. Commissioner Jacquez seconded the motion. The item was **Postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Z-12-2026

1348 North LaFontaine Avenue

Applicant: City of Springfield

This item has been requested to be postponed to the February 26, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to postpone Z-12-2026. Commissioner Jacquez seconded the motion. The item was **Postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Souliere and Commissioner McClure. Nays: None. Absent: Commissioner Hunton. Abstain: None.

OTHER BUSINESS.

ADJOURN.