

City of Springfield
Minutes
Planning and Zoning Commission

Layne Hunton
Helen Gunther
Christopher Lebeck
Betty Ridge

Bill Knuckles, Vice Chair

Bruce Colony
Eric Pauly
Dan Scott
Randall Doennig

January 16, 2025

6:30pm

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

ROLL CALL.

Present: Commissioner Knuckles, Commissioner Layne, Commissioner Colony, Commissioner Pauly, Commissioner Doennig, Commissioner Ridge, Commissioner Gunther, and Commissioner Scott. Absent: Commissioner Lebeck

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

APPROVAL OF MINUTES.

The minutes of December 19, 2024, were approved.

COMMUNICATIONS.

City Council summary for December 2024.

CONSENT ITEMS.

Relinquishment of Easement 949
700 East Central Street
Applicant: Drury University

Relinquishment of Easement 950
1515 East Independence Street
Applicant: Thompson Sales Company

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Relinquishment of Easement 949 and Relinquishment of Easement 950; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

UNFINISHED BUSINESS.

Z-32-2024 COD 265
2224 & 2234 West Phelps Street
Applicant: Paul Mueller Company

Mr. Neal states that this is a request to rezone approximately 0.65 acre of property from R-TH, Residential Townhouse District to LB, Limited Business District.

Mr. Scott asked about the screening to the north side and if it is kind of a traditional 4-foot solid wood fence. Mr. Sparlin noted that it will be landscape screening from the parking area.

Mr. Daniel Richards, 1200 E. Woodhurst Drive and stated that they proposing to expand the existing parking lot by purchasing the lots next door and at the neighborhood meeting the majority were okay with the project and here to answer any questions.

Mr. Colony asked for clarification that the trees and the house have currently been removed.

Mr. Sparlin noted that it is currently a vacant lot.

Mr. Nicholas Falley, 2303 W. Phelps Street has various concerns, i.e., traffic, noise, pollution, and residential safety (children) and here also on behalf of another citizen. He states that Mueller has a growing problem in the neighborhood and believes that Mueller has disregarded the noise problems that they are generating by early morning and late-night operations. He also gave examples of nuisance traffic levels, i.e., heavy machinery, semi-trucks, etc., which have trespassed on yards causing deep ruts, examples of air pollution, etc., and would like these to be addressed by City staff.

Commission members asked if he has made any complaints regarding noise pollutions, etc., and he stated that he has made complaints.

Mr. Hosmer noted that he should contact his City Council representative since Mr. Falley has not had these issues resolved.

Mr. Colony stated that his concerns were valid and should be addressed.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Z-32-2024 COD 265; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Conditional Use Permit 477

2854 West Grand Street

Applicant: Greene County Baptist Association

Mr. Sparlin states that this is a request for a Conditional Use Permit for an electronic message center in an R-SF District.

Mr. David Jackson, 2854 W. Grand Street and representing the owner of the property and proposes a sign that would help the flow of traffic through the neighborhood. The signage would tell the hours of operation and that the current sign can not been seen from the street for the clients that are requesting help.

Mr. Pauly asked what days it is in operation.

Mr. Jackson stated that it Tuesday, Wednesday, and Thursday from 9:00am to 3:00pm.

Ms. Brooke Buehler, 650-A East Battlefield stated that the sign is fully programable and will make sure it is any specifications that are required.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Conditional Use Permit 477; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

PUBLIC HEARINGS.

Z-1-2025 COD 267

2242 North Oakland Avenue

Applicant: SGF Homes, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.47 acres from R-SF, Residential Single-Family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267.

Mr. Colony asked approximately how many units will be on the site.

Mr. Sparlin stated that the area contains three lots, and each lot can have two dwelling units.

Mr. Rick Wilson, 1835 S. Stewart stated that the property was plated again in 2020 into three tracts and is about a 100-year-old subdivision and would like to change the zoning to build a couple of duplexes.

Ms. Donna Wagner, 2245 N. Fay Avenue and have lived there for approximately 30-years and purchased solely because of the location and quiet single-family neighborhood and believes it will be an eye-sore, invade their privacy and excess traffic on their one lane street, including the heavy vehicles required for the construction.

Commission members asked about the original lots, their sizes and what could be built on them.

Mr. Wilson stated that it will depend on the changes made with the new zoning ordinance and if they will be single family or duplexes and at this time just getting the rezoning completed.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Z-1-2025 COD 267; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Planned Development 390

739 West Talmage Street

Applicant: Baptist Temple of Springfield

Mr. Sparlin states that this is a request to rezone approximately 6.4 acres of property from R-SF, Single-family residential district to Planned Development No. 390, noting that access to and from Missouri Avenue will be gated and locked and will be signed Fire Department access only.

Commission members questioned the current site plan and if they need to critique it or just address the rezoning.

Mr. Sparlin noted that both need to be reviewed and before building permits are applied, they will have to substantially conform to the site plan.

Mr. Mike Stalzer, 5216 South Farm Road 137 and the representative for the applicant noting that it is a 32-unit condominium development and have addressed the storm water issues.

Mr. Colony asked about the access between the church and neighborhood and was told that one of the accesses will need to be closed.

Mr. Scott asked about the maintenance of the common area and was informed that the Condominium Associations Owners (COA) will be responsible after the developer relinquishes its control.

Ms. Evelyn Irvine, 910 W. Woodridge stated her concerns were the additional traffic, but with Missouri Avenue being blocked off so no longer has any questions or concerns.

Ms. Laurie Brotherton, 2708 N. Broadway stated her concerns is adding 32 houses and how it will affect the neighborhood and noticed that the information regarding these houses will be for the lowest income people, and it will cause problems. She also noted the stormwater drainage issues and asked where the water will go.

Mr. Colony asked about stormwater retention.

Mr. Joe Codichini, Public Works stated that the property to the west would consume the majority and will be designed to handle 120% of the required runoff and gave examples by increasing the curb inlets and larger pipes.

General discussion on runoff location, design, and grading.

Mr. Knuckles closed the meeting.

COMMISSION ACTION (amendment changes):

Planning and Zoning Commissioner Scott moved to approve amendment changes to Planned Development 390; in Exhibit 1 on page 20 "K. Access to Public Thoroughfares. In the first paragraph, the sentence, "Access to Grant Avenue is only allowed until the access to the north, of the church's property is closed" is requested to be revised to read "Access to Grant Avenue is allowed after the access to the north, on 2655 N. Grant Avenue, is closed." Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Planned Development 390; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Conditional Use Permit 479

901 South West Bypass

Applicant: Carleton Resources, LLC

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

Mr. Colony asked if they could turn the commercial retail units into apartments later.

Mr. Neal went over different situations of where it could happen.

Mr. Scott asked about parking and does not believe it has adequate parking with their current layout.

Mr. Hosmer noted they are only looking at the area in "yellow" on the map and that the current site plan is more illustrative and it's conceptual.

Mr. Neal stated that anything outside of the "yellow" area is conceptual and they will adapt to the code requirements.

Mr. Chris Wynn, 5051 S. National noted that past PUD site plans have been binding versus the Conditional Use Permit and staff had us write a specific description of what the CUP will apply to, and the description applies to those buildings fronting Cape Point Boulevard, so the site plan is associated with it, but not necessary binding. He also noted that parking and that this was prepared by an architect and was mainly concerned with the buildings and the parking will be meet the code requirements. He stated that at the neighborhood meeting they had approximately 10 people attended, and that this property is already zoned for multi-family but does not allow for multi-family on the bottom floor.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Conditional Use Permit 479; Commissioner Pauly seconded the motion It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Initiate Code Amendment

Citywide

Applicant: City of Springfield

Mr. Hosmer requests the Commission initiate text amendments to the Springfield Land Development (Zoning) Code. The specific text amendments proposed will replace the existing zoning ordinance and subdivision regulations and will be coming back to the Commission in February 13, 2025.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Initiate Code Amendment; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

2025 Election of Officers

COMMISSION ACTION (Chair)

Planning and Zoning Commissioner Colony moved to approve to elect Randall Doennig as Chair; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

COMMISSION ACTION Vice-Chair:

Planning and Zoning Commissioner Colony moved to elect Dan Scott as Vice-Chair; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

COMMISSION ACTION:

ADJOURN.