

City of Springfield
Minutes
Planning and Zoning Commission

Dan Scott, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Randall Doennig, Chair

Bruce Colony
Eric Pauly
Bill Knuckles
Layne Hunton

February 13, 2025

6:30pm

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

ROLL CALL.

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

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

APPROVAL OF MINUTES.

The minutes of January 16, 2025 were approved.

COMMUNICATIONS.

City Council summary for January 2025

CONSENT ITEMS.

UNFINISHED BUSINESS.

PUBLIC HEARINGS.

Preliminary Plat of Broadway Cottages
737, 745, 751, 761 & 801 North Broadway Avenue and 732 & 742 North Weaver Avenue
Applicant: Drew Lewis Foundation, Inc.

Mr. Andrew Menke requests to approve a preliminary plat for an 11-lot residential subdivision.

Mr. Doennig opened the public hearing.

Mr. Cameron Hole, 3213 S. West Bypass and here to answer any questions stating that the existing single-family residential structure is occupied, and they will be working around the house, but plan to do an administrative replat and split the larger lot into four lots once the house is demolished.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Preliminary Plat of Broadway Cottages; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig,

Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Knuckles. Abstain: None.

Preliminary Plat of McClernon Springs 1st Addition

3156 North National Avenue

Applicant: Gerst Properties, LLC

Mr. Andrew Menke requests to approve to approve a preliminary plat for a 2-lot residential subdivision.

Mr. Scott asked about the property line from the existing structure and if it meets the zoning ordinance.

Mr. Menke replied that it did.

Mr. Doennig opened the public hearing.

Mr. Rick Wilson, 1835 E. Stewart, believes that it meets all the zoning and subdivision requirements.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Preliminary Plat of McClernon Springs 1st Addition; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Knuckles. Abstain: None.

Preliminary Plat of Elevate Subdivision

1103 East Smith Street

Applicant: Elevate Investments Group, LLC

Mr. Andrew Menke requests to approve a preliminary plat for a 4-lot residential subdivision.

Mr. Scott asked if there is any plan to dedicate Howard Avenue.

Mr. Menke noted that staff is open to the opportunity, but it is complicated as there is a house on the same property as the drive and landlocked parcels adjacent to the drive.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

OTHER BUSINESS.

Code Amendments

Citywide

Applicant: City of Springfield

Mr. Justin Crighton stated that if the Commission recommends approval the next step will be a public hearing with City Council on March 10, 2025.

Mr. Doennig opened the public hearing.

Mr. Chris Brewster, Kansas City, with Multistudio and the consulting team. He went over the process and details. (Why update the LDC, Design based approach, Key changes to the code, Next steps and Discussion).

Mr. Scott asked if Multistudio feels that they met their guiding principles and Mr. Brewster believes that it has been a success, noting that they are working and heading in the right direction with being user friendly, streamlined and better organized, but still in coordination as they test the code.

Mr. Hosmer stated that the city will be accepting all comments and will go with the packet going to council and will have a series of text amendments.

Mr. Brendan Griesemer, 1409 W. Sunshine, executive director of Restore SGF and spoke about options to increase homeownership and this update starts that process to chip away with that deficit. He went over the middle missing from the community and asks for approval.

Mr. Mike Stevens, 806 S. Weller and with the Drew Lewis Foundation and will speak in support of the Code Amendment and believes it will take us into the future.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

ADJOURN.