

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

March 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, Commissioner Lebeck and Commissioner Knuckles.

Absent: Commissioner Scott.

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

APPROVAL OF MINUTES.

The minutes of February 13, 2025 were approved.

COMMUNICATIONS.

City Council summary for February 2025 and statement regarding Short-Term Rental appeals.

CONSENT ITEMS.

Relinquishment of Easement 951
417 West Lynn Street

Applicant: Springfield Public Schools

Relinquishment of Easement 953

417 West Lynn Street

Applicant: Springfield Public Schools

Relinquishment of Easement 952
400 West Division Street

Applicant: Springfield Public Schools

Relinquishment of Easement 954

417 West Lynn Street

Applicant: Springfield Public Schools

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 951, Relinquishment of Easement 952, Relinquishment of Easement 953, and Relinquishment of Easement 954); Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Lebeck, and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

UNFINISHED BUSINESS.

PUBLIC HEARINGS.

Z-2-2025

6116 South Farm Road 175

Applicant: TAG Property Development, LLC

Mr. Michael Sparlin stated that this is a request to rezone approximately 25.2 acres from County R-1, Suburban Residence to R-SF, Single-Family Residential District.

Mr. Doennig opened the public hearing.

Mr. Lyndel Link 1391 S. Shirley, Republic representing the developer and here to answer any questions.

Mr. Doennig asked about accessing the cemetery in the subdivision.

Mr. Link stated that the gates will be open throughout the day from 7:00am to 6:00pm or whatever the requirements will be.

Mr. Hosmer noted that staff has talked about the possibility of having a homeowner's association when it goes to the final plat.

Mr. Pauly asked about the homeowners Association (HOA), and will the HOA support any accessory dwellings unit that may be included later.

Mr. Link stated that he is not sure, and this has not been discussed, however the owners are available to answer that question.

Mr. Gary Herman noted that they have not discussed anything like that.

Mr. Doennig closed the public hearing.

Mr. Pauly noted that the city is looking into ADU's and finds it concerning and would like this to be looked into the future and believes it is something that is not being used to it best of our abilities and do have concern about the size of the lots and the inability for the HOA to include an ADU provision and will not be able to vote for this.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-2-2025; Commissioner Gunther seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Gunther, Commissioner Lebeck, and Commissioner Knuckles. Nays: Commissioner Pauly. Absent: Commissioner Scott. Abstain: None.

Z-3-2025 COD 268

1320, 1324 & 1328 East Division Street

Applicant: Rosales Holdings, LLC

Mr. Michael Sparlin stated that this is a request to rezone approximately 0.45 acres from GR, General Retail District to R-TH, Residential Townhouse District and establishing Conditional Overlay District No. 268.

Mr. Doennig opened the public hearing.

Mr. Cameron Hole, 3213 S West Bypass here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-3-2025 COD 268; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

Preliminary Plat of Hidden Gem Estates
6116 South Farm Road 175

Applicant: TAG Property Development, LLC

Mr. Andrew Menke stated that this is a request to approve a preliminary plat for an 18-lot residential subdivision.

Mr. Doennig opened the public hearing.

Mr. Lyndel Link 1391 S. Shirley, Republic representing the developer on this project and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

OTHER BUSINESS.

Initiate Changes to the Rules of Procedure for Planning and Zoning Commission Order of Business Agenda
Citywide

Applicant: City of Springfield

Mr. Bob Hosmer stated that this is a proposal to modify the Rules of Procedure from the pre-agenda with Randall Doennig and Dan Scott. This will have an administrative action for the preliminary plat that it must meet the minimum requirements set forth, i.e., subdivision statutes, subdivision regulations, and zoning district.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Initiate Changes to the Rules of Procedure for Planning and Zoning Commission Order of Business Agenda; Commissioner Pauly seconded the motion. It

Passed with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

Mr. Hosmer noted that there is a Short-Term Rental Type 2 appeal coming up for the May 2025 Planning and Zoning Commission meeting and gave short overview of the process and section 36-472(2)8 of the zoning ordinance.

ADJOURN.