

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

April 10, 2025

6:30pm

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

ROLL CALL.

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

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

APPROVAL OF MINUTES.

The minutes of March 13, 2025 were approved.

COMMUNICATIONS.

City Council summary for March 2025 and statement regarding the APA Conference in Denver Colorado.

CONSENT ITEMS.

Relinquishment of Easement 955
400 West Division Street and 1475 North Campbell Avenue
Applicant: Springfield Public Schools

Relinquishment of Easement 956
910 West Division Street
Applicant: David Rensch

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 955 and Relinquishment of Easement 956); Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig and Commissioner Lebeck. Abstain: None.

UNFINISHED BUSINESS. None

PUBLIC HEARINGS.

Conditional Use Permit 480

504 East Norton Road

Applicant: Good Samaritan Boys Ranch Foundation

Mr. Sparlin stated that this is a request to permit a transitional service shelter as a Conditional Use Permit within a R-MD, Medium-density multifamily residential district and expand operations to property located at 504 E. Norton Road.

Mr. Scott opened the public hearing.

Ms. Ashley White, 504 E. Norton Road with Kinetic Design and here to answer any questions.

Mr. Scott closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Conditional Use Permit 480; Commissioner Gunther seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig and Commissioner Lebeck. Abstain: None.

Conditional Use Permit 481

1525 North Campbell Avenue

Applicant: General Council of the Assemblies of God

Mr. Sparlin stated that this is a request to permit warehousing and storage facilities within a CC, Center City District.

Mr. Scott opened the public hearing.

Mr. Will Hoey, 550 St. Louis Street and here to answer any questions.

Mr. Scott closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Conditional Use Permit 481; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig and Commissioner Lebeck. Abstain: None.

OTHER BUSINESS.

Redevelopment Plan for the Pinnacle on the Park Redevelopment Area
525 South Campbell Avenue

Applicant: Pinnacle on the Park, LP

Mr. Schaefer states that this is in partnership the Housing Authority, Knight Harmony Communities, Inc., and proposes to improve the apartments and transition them from public housing to Section 8 as part of HUD's Rental Demonstration Assistance (RAD) program.

Mr. Colony asked what the Commission's purview for this redevelopment plan was.

Mr. Schaefer noted that the Commission needs to find that it meets the Comprehensive Plan.

Mr. Colony asked about the ownership structure and Mr. Schaefer noted that it is a sophisticated ownership structure.

Mr. Pauly asked about the occupancy of the building and Mr. Schaefer stated that he does not know at this time, but the representatives are available.

Mr. Scott opened the public hearing.

Ms. Katie Anderson, 1103 Roanoke and here on behalf of the Housing Authority noting that this is phase two of their strategic redevelopment plan, and the tenants will be temporarily relocated and will have the right to return. She noted that the project has lots of community support and centers around seniors, but it is considered a family property.

Mr. Pauly asked about the residents being moved temporarily and Ms. Anderson noted they will have the option to return to the residence.

Commission members expressed their appreciation of the project.

Mr. John Oke-Thomas, 1972 East Chestnut Expressway stating that they were the architects also for the first phase (Keystone) project and enjoys these types of developments.

Mr. Scott closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Redevelopment Plan for the Pinnacle on the Park Redevelopment Area; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig and Commissioner Lebeck. Abstain: None.

Redevelopment Plan for the Hampton-Florence Redevelopment Plan

East side of the 300 blk South Hampton Avenue, west side of the 300 blk South Florence Avenue, and the south side of the 1100 blk E McDaniel Street.

Applicant: Soflo, LLC

Mr. Schaefer states that this is a request for redevelopment plan to facilitate phased construction of a proposed low-density multi-family residential development.

Mr. Colony asked if the developers plan to acquire does not go through and how will this impact the property owner. Mr. Schaefer stated that if the developer cannot acquire the properties, then the project will stall.

Mr. Pauly noted that the illustrations show three story buildings and also questioned about the bulk plane, not two and asked about the difference. Mr. Schaefer stated that they are multi-level duplexes and are three stories tall, and Mr. Hosmer stated that the redevelopment area is zoned R-HD, High Density Multifamily Residential District and will not trigger the bulk plane requirements.

Further discussion on the bulk-plane and how many stories the duplexes have and if any improvements to the alleyway. Mr. Schaefer noted that the alleyway will require improvements adding that the city does not have an alley maintenance plan. Mr. Colony believes that this is an issue and (alley maintenance) should be addressed.

Mr. Knuckles asked about the presentation being presented and Mr. Schaefer noted that the developer initiated the demolition and was needed to complete the project.

Mr. Pauly asked about the tax abatement and Mr. Schaefer explained how tax abatements will work for this redevelopment.

Mr. Scott opened the public hearing.

Ms. Dixie Decker, 1122 E. Walnut with Roza Homes and here to answer any questions.

Mr. Colony asked about plans for the alleyway and the improvements required. Ms. Decker stated that they are improving the alley and will be upgrading it to concrete

Mr. Pauly asked if Roza Homes was under the umbrella organization of Soflo and Hampton Suites and Ms. Decker noted that they will be managing them with the tenants.

Mr. Scott closed the public meeting.

Mr. Pauly stated that he has some reservations regarding the tax abatements and believes that are given away too freely and this may end up putting the city into a bad position and would like this information to be passed on to the City Council and will not be supporting.

Mr. Scott stated that this does not remove any funding from the city and removes blighted property and important that Chapter 99 and 353 tax credits are spread around and without proper incentives we risk development to built around Springfield and not within.

Mr. Colony commented that he believes this tax abatement incentive location is where it should be and likes this kind of redevelopment to occur.

Mr. Knuckles noted that this tax abatement incentive in the area is the place that needs to be used, and the improvements will increase the tax base and will be voting for it.

COMMISSION ACTION:

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

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. 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. Scott asked for clarification if the intent is to have another subsection on the agenda to show what are public hearings and what are administrative actions.

Mr. Hosmer that it is correct and went over the administrative sub-actions.

Mr. Scott opened the public hearing.

No speakers.

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

ADJOURN.