

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

June 12, 2025

6:30pm

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

ROLL CALL.

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

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 May 8, 2025 were approved.

COMMUNICATIONS.

City Council summary for May 2025 is included in your packet and we will be scheduling a special Planning and Zoning meeting on August 12, 2025, and combining items 6.1 through 6.5 presentations but with separate votes.

CONSENT ITEMS. None

UNFINISHED BUSINESS. None

PUBLIC HEARINGS.

COMMISSION ACTION: (combine presentation for Z-4-2025 COD 269, Z-5-2025, Z-6-2025 COD 270, Z-7-2025, and Z-8-2025 but with five separate votes)

Planning and Zoning Commissioner Knuckles moved to combine presentations for Z-4-2025 COD 269, Z-5-2025, Z-6-2025 COD 270, Z-7-2025, and Z-8-2025; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-4-2025 COD 269
6217 South Southwood Avenue
Applicant: Tea Properties MO I LLC

Mr. Sparlin states that this is a request to rezone approximately 47 acres from Planned Development No. 258 and GI, Government and Institutional District w/ COD No. 36 to GI, Government and Institutional Use District and establishing Conditional Overlay District No. 269.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis stated that he is representing Mercy Hospital, and they decided to rezone their properties in the area to get them cleaned up for long term use before the remapping is completed and they have no intention of ever selling these properties.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-4-2025 COD 269; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-5-2025
6323 South Hartley Avenue
Applicant: Tea Properties MO I LLC

Mr. Sparlin states that this is a request to rezone approximately 7 acres from Planned Development No. 258 to GI, Government and Institutional Use District.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis stated that he is representing Mercy Hospital, and they decided to rezone their properties in the area to get them cleaned up for long term use before the remapping is completed and they have no intention of ever selling these properties.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Z-5-2025; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-6-2025 COD 270
6470 South Farm Road 160
Applicant: Tea Properties MO II LLC

Mr. Sparlin states that this is a request to rezone to rezone approximately 10 acres from Planned Development No. 258 to GI, Government and Institutional Use District and establishing Conditional Overlay District No. 270.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis stated that he is representing Mercy Hospital, and they decided to rezone their properties in the area to get them cleaned up for long term use before the remapping is completed and they have no intention of ever selling these properties.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scotts moved to approve Z-6-2025 COD 270; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-7-2025

3023 East Riverbluff Boulevard

Applicant: Tea Properties MO II LLC

Mr. Sparlin states that this is a request to rezone approximately 4 acres from R-SF, Single-Family Residential District to GI, Government and Institutional Use District.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis stated that he is representing Mercy Hospital, and they decided to rezone their properties in the area to get them cleaned up for long term use before the remapping is completed and they have no intention of ever selling these properties.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Z-7-2025; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-8-2025

3020, 3050 & 3053 East Riverbluff Boulevard

Applicant: Tea Properties MO I LLC

Mr. Sparlin states that this is a request to rezone approximately 42 acres from Planned Development No. 302 and GI, Government and Institutional Use District with COD No. 36 to GI, Government and Institutional Use District.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis stated that he is representing Mercy Hospital, and they decided to rezone their properties in the area to get them cleaned up for long term use before the remapping is completed and they have no intention of ever selling these properties.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to approve Z-8-2025; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-9-2025

1414 West Elfindale Street and 1405 West Sunshine Street

Applicant: Guaranty Bank and NAP Legacy Real Estate, LLC

Mr. Sparlin states that this is a request to rezone approximately 2.1 acres PD, Planned Development 319, PD 46, and PD 46 amendment 2 to GR, General Retail District.

Mr. Doennig opened the public hearing.

Mr. Shawn Barry, 1550 E. Republic Road from Toth and Associates and representing the applicant and they are looking to expand the Child Advocacy Center and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-9-2025; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Preliminary Plat of West Talmage Addition

2655 North Grant Avenue and 739 West Talmage Street

Applicant: Baptist Temple of Springfield

Mr. Menke states that this is a request to approve a preliminary plat for 1 lot and 32 condominium units.

Mr. Scott asked about who will be responsible for the maintenance and care of the grounds prior to completion of construction and if the city reviews covenants to make sure they are covered. Mr. Menke noted that the property owner would be responsible at that point in the process, and that staff reviews the covenants with the submitted final plat.

Mr. Colony asked if the stormwater concerns were taken care of and Mr. Menke replied that stormwater has reviewed and approved it, noting that the applicant is designing a detention basin beyond what the city considered standard.

Mr. Doennig opened the public hearing.

Mr. Tim Stalzer, 1580 Center Road and here to answer any questions.

Mr. John Gann, 807 W. Talmage stated that he is against condominiums.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

Short-Term Rental Type 2 Appeal

1629 South Sieger Drive

Applicant: Yuriy Grishchuk

Mr. Hosmer states that this is an appeal to grant a Short-Term Rental Type 2 permit pursuant to Section 36-473 of the Zoning Ordinance in a R-SF, Single- Family Residential District.

Mr. Pauly asked how long this property was operating prior to requesting a license, Mr. Hosmer noted that the owner can answer that question.

Mr. Knuckles asked when did Short-Term Rentals take affect and Mr. Hosmer noted an ordinance passed in 2019 and another new ordinance passed last year (November) alerting all the platforms, i.e., Airbnb, VRBO, and Expedia, etc., to be taken off the sites unless they are operating legally.

Mr. Doennig opened the public hearing.

Mr. Yuriy Grishchuk, owner of the property and had been renting it out as a long-term rental who had actually rented it out as a short-term rental through his company. I received the letter stating to cease and desist, so I contacted the city and applied and if it is approved, we will only rent a minimum of two days.

Mr. Pauly asked if this was his first Short-Term Rental and was told that it was.

Mr. Scott asked if the property has been renovated based on the picture in the staff report and Mr. Grishchuk noted that it has had extensive work done, paint, landscaping, etc.

Mr. Jeff Dean, 1623 S. Sieger Drive and can vouch that the property looks better now versus before and that he had done a good job renovating the property. He stated that he lives next door and has no objections to this request.

Mr. Scott noted that the two complainants did not show for the public hearing.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Short-Term Rental Type 2 Appeal (1629 South Sieger Drive); Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Section 36-368 Publication and Posting of Notices Amendment

Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend "Section 36-368 Publication and Posting of Notices" to remove the requirement to include a legal, metes and bounds property description on rezoning published notice of public hearings.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Section 36-368 Publication and Posting of Notices Amendment; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Initiate Section 36-459 Special Regulations for Retail Liquor Sales

Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to initiate amendments to the Zoning Ordinance Section 36-459 (3) (4) and (6) Special regulations for retail liquor sales.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Section 36-368 Publication and Posting of Notices Amendment; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Major Thoroughfare Plan Amendment

Citywide

Applicant: City of Springfield

Mr. Crighton stated that this is a request to amend the Major Thoroughfare Plan exhibit on page 104 of the Springfield, Missouri, Forward SGF Comprehensive Plan to (1) remove a future collector from North Farm Road 159 near Camorene Street to West Farm Road 151.

Mr. Doennig opened the public hearing.

Mr. Sawn Barry, 1550 E. Republic Road with Toth and Associates here on behalf of the developer for the Hawkins Mill development noting that the Comprehensive Plan identifies that the subject corridor does not make sense in the location and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

2025-2030 Capital Improvements Program (CIP)

Citywide

Applicant: City of Springfield

Mr. Crighton stated that this is a consideration for the Capital Improvement Program (CIP) and is essentially the biggest investments that the city makes with public money noting anything that costs over \$100,000 as a useful life of six years, it's significant and permanent, i.e., streets, parks, stormwater facilities, etc., can also be used to pay for programs. Sidewalks that need maintenance here and there, they can be bundled together and essentially paid for out of it and considered a capital improvement.

Mr. Pauly wanted to thank Mr. Crighton for the presentation and information presented.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve 2025-2030 Capital Improvements Program (CIP); Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, and Commissioner Knuckles. Nays: Commissioner Gunther. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Overview of the Denver Colorado APA Conference

Mr. Crighton when over the highlights of the APA Conference and Mr. Scott also noted his views/thoughts of the conference.

ADJOURN.