

City of Springfield
Minutes
Planning and Zoning Commission

APPROVED
by the 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

August 14, 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 Ridge, Commissioner Knuckles and Commissioner Hunton. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony.

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 July 17, 2025 were approved.

COMMUNICATIONS.

City Council summary for July 2025 in the packet and will be combining items 6.1 (Z-14-2025 COD 274) and 6.4 (Preliminary Plat of Fort Amor) presentations but with separate votes and noted that Planned Development 392 has been remanded back to the Planning and Zoning Commission, date to be determined.

CONSENT ITEMS.

Relinquishment of Easement 962
4580 West Calhoun Street
Applicant: APAC Central, Inc.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Item (Relinquishment of Easement 962); Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony. Abstain: None.

UNFINISHED BUSINESS. None

PUBLIC HEARINGS.

COMMISSION ACTION: (combine items)

Planning and Zoning Commissioner Scott moved to combine presentations for Z-14-2025 COD 274 and Preliminary Plat of Fort Amor. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony. Abstain: None.

Z-14-2025 COD 274

2808 North Fort Avenue

Applicant: Tip Top Homes, LLC

Combined presentations for Z-14-2025 COD 274 and Preliminary Plat of Fort Amor.

Mr. Hosmer states that this is a request to rezone approximately 1 acre from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 274 and Mr. Menke states that this is a request to approve a preliminary plat for a 5-lot residential subdivision.

Commissioner Pauly asked about the stream buffer and Mr. Hosmer noted they will have a protection area around the buffer regarding the stream and Andrew Menke will address the buffer yard when he presents for the plat.

Mr. Menke stated that the stream itself is off site, and the stream buffer is just to prevent any issues when the site is developed.

Mr. Doennig opened the public hearing.

Mr. Robert McCartney, 5266 N. Farm Road 171 and here on behalf of Tip Top Homes, LLC and here to answer any concerns.

Commissioner Pauly again questioned about lot #5 and its location is within the stream buffer and McCartney noted that they will be duplexes which do not require outbuildings.

Mr. Joe Codichini, Public Works, stated that there will be public improvements as required and will have something that will prevent fences, sheds, and other kind of material.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-14-2025 COD 274; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony. Abstain: None.

Preliminary Plat of Fort Amor
2808 North Fort Avenue
Applicant: Tip Top Homes, LLC

Combined presentations for Z-14-2025 COD 274 and Preliminary Plat of Fort Amor.

Mr. Hosmer states that this is a request to rezone approximately 1 acre from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 274 and Mr. Menke states that this is a request to approve a preliminary plat for a 5-lot residential subdivision.

Commissioner Pauly asked about the stream buffer and Mr. Hosmer noted they will have a protection area around the stream and Andrew Menke will address the buffer when he presents for the plat.

Mr. Menke stated that the stream itself is off site, and the stream buffer is just to prevent any issues when the site is developed.

Mr. Doennig opened the public hearing.

Mr. Robert McCartney, 5266 N. Farm Road 171 and here on behalf of Tip Top Homes, LLC and here to answer any concerns.

Commissioner Pauly again questioned about Lot 5 and its location is within the stream buffer and McCartney noted that they will be duplexes which do not require outbuildings.

Mr. Joe Codichini, Public Works, stated that a stream buffer easement is required and will be dedicated as part of the major subdivision process and public improvement plans. The easement will prevent fences, sheds, and other kinds of material that could obstruct the stream or drainage from the site.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

Conditional Use Permit 483
1027 East Walnut Street
Applicant: McField, LLC

Mr. Sparlin states that this is a request to permit a restaurant as a Conditional Use Permit within a R-HD High Density Multi-Family Residential District and the Walnut Street Urban Conservation District No. 1, Area West.

Mr. Doennig opened the public hearing.

Ms. Sydney Davis, 1027 E. Walnut Street and wanting to reopen it into a commercial restaurant (Ebbets Field Sports Bar & Patio).

Commission members expressed excitement for the restaurant to reopen and that the building will be active again.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Conditional Use Permit 483; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony. Abstain: None.

Planned Development 393
5585 South Robberson Avenue

Applicant: Springfield Land and Development Co., LLC

Mr. Sparlin states that this is a request to rezone approximately 3.14 acres of property from GR, General Retail to Planned Development No. 393.

Mr. Doennig opened the public hearing.

Mr. Geoff Butler, 4449 E. Valley Water Mill representing the applicant stated that GR, General Retail requires multi-family to be above and behind commercial, but they will be eliminating the commercial use as requested by the developer.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to approve Planned Development 393; Commissioner Hunton seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony. Abstain: Commissioner Doennig.

Preliminary Plat of Chimney Rock Subdivision - Revised
3040 South Arcadia Avenue

Applicant: JCRS Development, LLC

Mr. Menke states that this is a request to approve a preliminary plat for a 29-lot residential subdivision and went over the notable differences, i.e., the number of lots have decreased from 40 lots to 29 lots and the connection between Carson Avenue. and Arcadia Avenue no longer exists, and that Lot 1 is now located between the western edge of Carson Avenue and the end of Arcadia Avenue.

Commissioner Knuckles asked about the easement from Lot 1 to Arcadia Avenue, Mr. Menke stated that the easement will need to be relinquished prior to the recording of the final plat.

Mr. Menke states that the temporary driveway easement gives access to the parcel just east of the subdivision. Further discussion on the recorded easement and that it expires when new access is provided to Lot 1.

Commission Knuckles asked about a traffic study and Mr. Chad Zickefoose, Public Works stated that in the peak hour it is approximately 3030 cars, and it does not meet the threshold for a complete traffic impact analysis. Further discussion on other traffic counts on Luster Avenue and Mimosa Avenue.

Mr. Doennig opened the public hearing.

Mr. Dan Shannon, 8689 Gourley Road, Mountain Grove, stated that the changes were from the neighborhood concerns and here to answer any questions.

Ms. Pat Scott, 3252 S. Ridgeway Court and voiced her concerns regarding the traffic and noted that there are 7 different streets with 8 cul-de-sacs and asks for a full traffic study and believes traffic will cut through her subdivision and that it cannot handle two-way traffic.

Commissioner Knuckles asked about school buses servicing the location and Ms. Scott pointed out examples of traffic issues.

Ms. Sonja Shaw, 2771 E. Ridgewood Street, stated that she is glad for the revised plat, but is concerned about the entrance to the subdivision on Mimosa Avenue and noted that the city has made amendments to the zoning codes and is implementing tree preservation. She commented on design standards and traditional neighborhoods and that Chimney Rock is very dissimilar to the existing neighborhoods. She also noted that requiring larger setbacks would allow for tree preservation, stormwater management and further alignment with Forward SGF.

Ms. Tammy Fulk, 3134 S. Aradia stating that it has been difficult the last several months and gave some history of the property noting the times the area has been rezoned and replatted, asking for the revised plat to include protection from future development to Carson, Arcadia and Mimosa as she believes the hammerhead may only be temporary and can easily be extended. She stated they need something more permanent such as a cul-de-sac at the north end of Carson with no right of access to prevent future development and not allow construction vehicles to access Arcadia.

She also stated that after the last City Council meeting, the city put a solid yellow line down the middle of Mimosa between Patterson and Ventura and it did not fix any of their concerns.

Mr. Doennig closed the public hearing.

Commissioner Knuckles stated, "From what I understand from staff, the subdivision meets the subdivision requirements and from traffic the way the current status of Mimosa and the additional traffic from these 29 lots that it doesn't generate a traffic study and that there's adequate flow based on the city's traffic department to Mimosa, so I don't see a reason to not approve the Preliminary Plat."

Commissioner Pauly stated, "The last speaker brought up a very interesting point about the hammerhead versus a cul-de-sac. And if a cul-de-sac were to be put at the end of Carson Avenue as opposed to a

hammerhead, what type of guarantees would that give this speaker and the rest of the neighborhood that there would not be the ability to go ahead and attach Carson to Mimosa Street?"

Mr. Hosmer responded that a hammerhead or cul-de-sac is allowable and either one could allow future access, noting the difference is that the subdivision is labeled with no access along the entire north line, and they would have to apply again to remove the no access note on the plat.

Commissioner Pauly stated, "That that is a concern that I have looking at this and I wanted to make sure that the neighbors felt more comfortable going forward that there would be a level of protection that they do expect out of this." He asked for Ms. Fulk to come back to the podium, and she stated that she does not want to go through this process again.

Ms. Vales, City Attorney stated that from a legal standpoint that nothing could be done to completely prohibit any action or development on a piece of property in the future. The only safeguard the city can provide is that one would have to come back through the public hearing process to further develop. The assurance that is provided on this plat, that there can be no development on this piece of property without that process, is the most that the City can provide.

Commissioner Ridge stated, "Mimosa is not a street that a lot of us are very familiar with. If we don't live in that area and you all drive it every day. I don't, so, when I first was coming down that way, I thought this street is awkward because part of it is a divided street and part of it isn't and if it's the first or second time you come down there you can get kind of confused. Secondly, I also would like to see preservation for many of those trees as possible and I'm very concerned about the quality of life that these trees help provide."

Commissioner Scott stated, "I would say to call your Councilman and see if you can encourage them to make this a priority on the list of improvements for the neighborhood."

Commissioner Doennig stated, "From the previous look at this development and preliminary plat and tonight's meeting I'm encouraged by the changes that were made from my background in the title universe, I can tell you that a plat is a plat and it's going to be very difficult to overcome that. I feel confident that there is a neighbor in this subdivision that it's going to make a lot of noise for you guys and the opportunity for you to come back to Commission and to City Council if they want to connect those streets and I hope that the developer's representative is listening to the comments about the trees because we would love to see as many old growth trees as possible preserved in this area."

COMMISSION ACTION:

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

OTHER BUSINESS. None

ADJOURN.