

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

November 6, 2025

6:30pm

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

ROLL CALL.

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

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

APPROVAL OF MINUTES.

The minutes of October 9, 2025 were approved.

COMMUNICATIONS.

September Planning and Zoning and City Council actions. - Staff recommended combining presentations for rezoning case Z-19-2025 and the Preliminary Plat of The Dell Phase II but with separate votes. Remapping: Three of five neighborhood meetings for the remapping initiative have concluded, with two more scheduled for November 10 and 13, 2025.

CONSENT ITEMS.

Relinquishment of Easement 968
4423 South Reed Avenue
Applicant: The Milton at Road, LLC

Offer to Dedicate 111
205 South Jefferson Avenue
Applicant: City of Springfield

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 968 and Offer to Dedicate 111); Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

COMMISSION ACTION: (combine presentations)

Planning and Zoning Commissioner Knuckles moved to combine presentations for Z-19-2025 and Preliminary Plat of The Dell Phase II, but with two separate votes; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

UNFINISHED BUSINESS.

Z-19-2025

3907 South York Avenue and 4000 South Jonathan Avenue

Applicant: Boehm Family Trust and Wire Road Development, LLC

Mr. Sparlin stated that this is a request to rezone approximately 14.46 acres from County Plot Assignment District #2125 and County Plot Assignment District #1284 to R-TH, Residential Townhouse District.

Commissioner Doennig opened the public hearing.

Mr. David Shannon, 8689 Gourley Rd, Mountain Grove and here to answer any questions.

Mr. Mark Grieshaber, 3926 W. Kinsley Street, expressed concerns about increased stormwater runoff and flooding into Wilson's Creek, which already overflows its banks during heavy rains, potentially impacting property values. Requested stormwater officials assess the creek for widening or other improvements.

Commission members asked staff if they have checked into the houses already existing with the stream buffer and staff noted that those homes are outside of city limits, but when the development comes through the public improvement process that they will essentially have to capture their stormwater and route it to the stream and will work with the county.

Ms. Nancy Jensen, 4066 S. York Avenue, echoed concerns about flooding, providing examples of erosion and past experiences where stormwater issues were not fully resolved by previous developments (Silverleaf). Emphasized existing flood issues impacting their properties, some of which are outside city limits but directly affected.

Ms. Sharon Evans, 3961W. Maplewood Street expressed her concerns for the flooding and has had erosion in her side yard next to the woods.

Commissioner Doennig closed the public hearing.

Commission members asked for the representative to come back to the podium to make sure he is aware of the residents' stormwater concerns and with staff assuring that the developer is required to control runoff to prevent exacerbation and will conduct downstream analysis.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-19-2025. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

Preliminary Plat of The Dell Phase II

3907 South York Avenue and 4000 South Jonathan Avenue.

Applicant: Boehm Family Trust and Wire Road Development, LLC

Mr. Menke stated that this is a request to approve a preliminary plat for a 21-lot residential subdivision.

Commissioner Knuckles asked about the no build area and how will it be addressed.

Mr. Joe Codichini stated that this is the identified cave area, for the preliminary plat they marked the center of the cave opening and then established a 100-foot-wide buffer around it. As part of the public improvement plan, a geotechnical report will be provided that includes a survey of the cave area. He also noted that if it is buildable, that the karst feature buffer zone will be modified, or other protections be put into place.

Commissioner Colony asked for clarification on the existing alignment of Jonathan Avenue and if that area needs to be avoided.

Mr. Joe Codichini stated that if the geotechnical report determines that the area needs to be avoided then Jonathan Avenue will be routed around it.

Commissioner Doennig opened the public hearing.

Mr. David Shannon, 8689 Gourley Rd, Mountain Grove and here to answer any questions.

Ms. Nancy Jensen, 4066 S. York Avenue, echoed concerns about flooding, providing examples of erosion and past experiences where stormwater issues were not fully resolved by previous developments (Silverleaf). Emphasized existing flood issues impacting their properties, some of which are outside city limits but directly affected.

Ms. Sharon Evans, 3961W. Maplewood Street expressed her concerns for the flooding and has had erosion in her side yard next to the woods.

Commissioner Doennig closed the public hearing.

Commission members asked for the representative to come back to the podium to make sure he is aware of the residents' stormwater concerns and with staff assuring that the developer is required to control runoff to prevent exacerbation and will conduct downstream analysis.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Preliminary Plat of The Dell Phase II. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

PUBLIC HEARINGS.

Z-23-2025 COD 275

1313, 1317, 1319, 1321, 1327, 1331 & 1333 North Lyon Avenue and 505, 513 & 515 West Calhoun Street

Applicant: Central Assembly of God Church

Mr. Neal stated that this is a request to rezone approximately 1.81 acres of property from R-SF, Single-Family Residential District and PD, Planned Development No. 265 to CC, Center City District with Conditional Overlay District No. 275.

Commissioner members asked what the building is used for at 1321 N. Lyon Avenue and were told it is their community center.

Commissioner Doennig opened the public hearing.

Mr. Billy Kimmons, 1722 S. Luster Avenue, reiterated the focus on rezoning for consolidating church properties and noted the traffic concerns from the new school building nearby led to discussions about improved pedestrian/vehicular circulation and potential Lyon Avenue closure. He also confirmed severe parking shortages, especially on Sundays (only 7 empty spaces last Sunday), and existing parking is shared with Pipkin Middle School, Assemblies of God National Office, Cox North Hospital, and Greene County. The new parking is intended for the church and other neighboring groups, and no existing parking will be demolished.

Commissioner members inquired about the use of the activity center (gymnasium, youth activities) and current parking capacity and it was noted that Wednesday and Sunday should be their highest activity.

Mr. Carter Daniel, 1964 E. Burntwood Drive and is the executive pastor, noting that they share parking lots and have agreements with several organizations to use their parking spaces.

Commissioner Doennig closed the public hearing.

Commissioner Pauly expressed concern that turning existing residential lots into a parking lot, despite the church's parking needs, might not be the "best use" of the property for addressing city housing needs.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-23-2025 COD 275. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Ridge, Commissioner Hunton, and Commissioner Knuckles. Nays: Commissioner Pauly and Commissioner Colony. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

Z-24-2025 COD 277

4001 West Chestnut Expressway

Applicant: Chestnut Self Storage, LLC

Mr. Sparlin stated that this is a request to rezone approximately 5.4 from GM, General Manufacturing District and HC, Highway Commercial District to R-LD, Low-Density Multifamily Residential District with Conditional Overlay District No. 277.

Mr. Sparlin also mentioned that staff became aware that some comments that appear in the packet that's posted online, and those comments have been provided tonight and will be forwarded to City Council. He stated that staff does treat those comments very seriously.

Commission members inquired about GM zoning activities (intense industrial uses), surrounding residential zoning, and the "no-build" stream buffer (100 ft wide) and raised concerns about single access from Chestnut Expressway for all 59 units and potential traffic implications.

Commissioner Doennig opened the public hearing.

Mr. David Bodeen, 304 W. Erie Street, believes RLD is a "neighborhood friendly change" and less intense than current GM zoning and the proposed density is 6.5 units/acre (36 units total, 8 quadplexes, 2 duplexes), significantly below the 11 units/acre limit. The 100 ft stream buffer will be a natural "no-go zone," except for a driveway and utility connections and acknowledged ideal desire for more access points but is landlocked. Fire access and turnarounds meet requirements. He also clarified that proposed buildings are two-story, like existing quadplexes to the east but at lower density and confirmed no intent for storage units, which were previously advertised by a former owner. The highway commercial portion (fronting Chestnut) is owned by

the same entity but is not being rezoned; it will house a roofing company. Both the residential and commercial sections will share the single existing driveway access to Chestnut Expressway (MoDOT's jurisdiction, no new driveways allowed).

Mr. James Holton, 505 N. Orchard Crest Avenue, stated that his major concerns are about traffic and highlighted existing heavy traffic on Chestnut Expressway from an industrial park, detour routes, and busy Casey's. Worried about increased danger, lack of recent traffic studies, and declining property values from this and nearby low-income developments. Believed the developer was not being clear about plans (heard "storage units" and "warehouse").

Ms. Brenda Elliott, 1141 E. Woodlane Street, noted concern about air pollution (diesel trucks from ABC Roofing), water runoff, noise, groundwater pollution, and excessive traffic. Also stated that her opposing comment card was initially missing from the packet.

Mr. Joe Drake, 4057 W. Chestnut Expressway, not opposed to development but questioned the single access point for both commercial (ABC Roofing) and residential traffic and raised concerns about school bus traffic in the area and potential problems at the intersection.

Staff noted that Chestnut Expressway is MoDOT's and it's an expressway under state code and private access to an expressway is not allowed, so it would only come through the MoDOT if they allowed it. Another driveway would not meet MoDOT's spacing requirements the developer was told that both lots that exist today will be required to share the existing access that's already there.

Commissioner Doennig closed the public hearing.

Commission members emphasized that the current GM zoning allows for much higher-intensity industrial uses without needing commission approval, while the gray "island" of GM zoning remains (not under purview for this case), rezoning to RLD with a limited density represents a "better option long-term" than what could otherwise be built.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-24-2025 COD 277. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

Z-25-2025 COD 278

517 East Calhoun Street and 1312 North Benton Avenue

Applicant: Drury University

Mr. Sparlin stated that this is a request to rezone approximately 0.73 acres of property from R-SF, Residential Single-family District and Mid-Town Urban Conservation District No. 3 to O-1, Office District and establishing Conditional Overlay District No. 278 and Mid-Town Urban Conservation District No. 3.

Commission members inquired about the specific prohibitions in COD 278 and confirmation that the COD would remain with the property after future remapping to C-MX1.

Commissioner Doennig opened the public hearing.

Mr. Matt Miller, 4609 E. Bittersweet Way, and here to answer any questions.

Commissioner Doennig closed the public hearing.

Commission members commended staff, applicant, Drury University, and the neighborhood association for collaborative efforts in reaching a mutually agreeable solution.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-25-2025 COD 278. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

Conditional Use Permit 484

4545 South Lyon Avenue

Applicant: TKG-RKS Joint Venture, LLC

Mr. Neal stated that this is a request to permit an automobile service garage within a GR, General Retail District.

Commissioner Doennig opened the public hearing.

Mr. Todd Richards, 1391 Corporate Drive, expressed gratitude to staff and the applicant's (Dobbs) enthusiasm to be part of the community.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Conditional Use Permit 484. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

Preliminary Plat of Sky Light Surface Park

1900 North Le Compte Road

Applicant: Springfield Underground, Inc.

Mr. Andrew Menke states that this is a request to approve a preliminary plat for a 3-lot subdivision. He noted that in 2023 a different plat by the same name and area was approved, but expired June 2025.

Commissioner Doennig opened the public hearing.

Mr. Jason Clark, 1631 W. Elfindale and here to answer any questions.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Preliminary Plat of Sky Light Surface Park. Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner

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

OTHER BUSINESS.

ADJOURN.