

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

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**December 18, 2025**

**6:30pm**

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

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**ROLL CALL.**

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

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

**APPROVAL OF MINUTES.**

The minutes of November 6, 2025 were approved.

**COMMUNICATIONS.**

City Council summary for November 2025.

**CONSENT ITEMS.**

Relinquishment of Easement 969  
3014 West Calhoun Street  
**Applicant:** Springfield Public Schools

Change of Use 538  
2577 South Fremont Avenue  
**Applicant:** City Utilities

Relinquishment of Easement 970  
3014 West Calhoun Street  
**Applicant:** Springfield Public Schools

Request to Dispose 534  
2577 South Fremont Avenue  
**Applicant:** City Utilities

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 969, Relinquishment of Easement 970, Change of Use 538, and Request to Dispose 534). Commissioner Gunther seconded the motion. The Consent Items **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

**UNFINISHED BUSINESS.**

## **PUBLIC HEARINGS.**

Z-26-2025

3101 South Scenic Avenue

**Applicant:** FFACE Inc.

Mr. Sparlin states that this is a request to rezone approximately 2.4 acres from HM, Heavy Manufacturing District to IC, Industrial Commercial District.

Commissioner Knuckles noted quite a few tenants are in the building and if it is just one or several tenants that want to rezone. Mr. Neal stated that the applicant is available to answer that question.

Commissioner Doennig opened the public hearing.

Ms. Jessica Lamb-Rosa 3101 S. Scenic Avenue, here tonight because my business was required to rezone to operate out of this building. She (a photography studio owner) also questioned the classification of photography studios as "personal service" rather than a "studio or office use," seeking clarification or administrative interpretation to avoid rezoning. Staff affirmed their classification and offered further review.

Commissioner Doennig closed the public hearing.

Commissioners questioning if the property owner is aware of the rezoning request and the impact from HM to IC for the other tenants. Commission members were told that there have been discussions with the property owner, and he has spoken with the other tenants.

### **COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Z-26-2025; Commissioner Colony seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

Z-27-2025 COD 279

3409 South Parkhill Avenue and 918 West Walnut Lawn

**Applicant:** Angie's Company, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.67 acres of property from R-SF, Single-family Residential District to R-TH, Residential Townhouse District with Conditional Overlay District No. 279.

Commissioner Knuckles asked if the sinkhole has had any work done on it, Mr. Codichini, Public Works stated that it may have been partially remediated (partially filled in) but would need to clarify with the owner.

Commissioner Doennig opened the public hearing.

Ms. Teresa Davison, 535 W. Battlefield Road, addressed neighborhood concerns from a prior meeting, including stormwater management (directing flow to Walnut Lawn ditch), sinkhole remediation (plan in place), property values (proposed high-end duplexes at \$2300/month rent), traffic, "spot zoning" fears (assured each property needs separate approval), and building height/windows (designed to minimize backyard views).

Commissioner Hunton asked about the stream buffer, Mr. Codichini, Public Works clarified that the stream buffer along Walnut Lawn is an engineered channel.

Mr. Doug Campbell, 3419 S. Parkhill expressed strong opposition, citing the long-standing single-family character of the neighborhood, incompatibility of townhomes, lot size concerns (alley next to privacy fence), major stormwater runoff issues (from sinkhole), increased traffic/safety concerns (bus routes, snow plowing), and "spot zoning." He preferred the area remain single-family and emphasized community pride.

Ms. Grace Campbell, 3419 S. Parkhill asked about the setback and stated that when they walk out their front door, they are going to see a two-story building and does not want to see that. She also noted that it will be difficult to get to the second property for fire, trash services, etc. She also stated that she is not opposed to single family housing and wants to preserve the neighborhood.

Commissioner Lebeck asked about the trees in the neighborhood and was told that there are some large and established trees on the proposed site and would hate to see them removed.

Ms. Angie Workman, 2802 S. National Bridge Drive highlighted that each townhome would have a two-car garage to prevent street parking, lease agreements could prohibit street parking, and the goal is to attract young professional families for neighborhood revitalization. Pledged to preserve trees where possible and plant new ones. Addressed sinkhole location, confirming it's on the property line, not under any proposed structure, and will be remediated per engineering recommendations.

Commissioner Pauly asked where the sinkhole is located and was told that it is on the property line and no structures will be built on it.

Commissioner Knuckles asked if they have received a report from Palmerton & Parrish, Inc., and what was recommendation and was told that they recommended it to be filled in.

Commissioner Doennig closed the public hearing.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Z-27-2025 COD 279; Commissioner Scott seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, and Commissioner Hunton. Nays: Commissioner Ridge, Commissioner Pauly, Commissioner Colony, and Commissioner Lebeck. Absent: None. Abstain: None.

Z-28-2025 COD 280

233 East Norton Road

**Applicant:** Maranatha Village, Inc.

Applicant has requested this item to be postponed to the January 15, 2026 meeting.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to postpone Z-28-2025 COD 280; Commissioner Pauly seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

Z-31-2025

3446 South Main Avenue

**Applicant:** Westport Management, LLC

Mr. Neal states that this is a request to rezone approximately 1 acre of property from HC, Highway Commercial District to R-TH, Residential Townhouse District.

Commissioner Doennig opened the public hearing.

Mr. Daniel Richards, 1200 E. Woodhurst Drive, Suite D200 applicant's representative and stated that the goal is to match lot lines with the zoning and here to answer any questions.

Commissioner Doennig closed the public hearing.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Z-31-2025; Commissioner Colony seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

Z-33-2025 COD 282

509, 515 & 519 West Whiteside Street and 2120 South Wedgwood Avenue

**Applicant:** Hughlett Trust

Mr. Sparlin states that this is a request to rezone approximately 1.01 acres of property from R-SF, Single-family Residential District to HC, Highway Commercial District with Conditional Overlay District No. 282.

Commissioner Knuckles asked about the buffer yard and was told that there will be required property combination, an S3 buffer yard (plants street-side, fence interior) along Wedgwood Avenue and Whiteside Street and a 40-foot building setback from both streets and prohibiting vehicle access to Wedgwood Avenue.

Commissioner Doennig opened the public hearing.

Mr. Dave Bodeen, 304 W. Erie Street, stated that a neighborhood meeting yielded no opposition, with neighbors supporting the proposal, a testament to Rick's Automotive's reputation.

Mr. Rick Hughlett, 1417 N. Rockingham Avenue, explained the expansion is crucial for ambulance repair services (serving 16 counties), allowing ambulances to be parked on-site and is committed to installing an attractive, higher-quality fence than cedar.

Commissioner Knuckles asked if the neighbors to the west and south are agreeable to the rezoning and was told that there are a couple of the neighbors in the audience and are in support and there was no opposition.

Commissioner Pauly commended Mr. Hughlett with working with the neighbors in the area.

Commissioner Doennig closed the public hearing.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Z-33-2025 COD 282; Commissioner Colony seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

Conditional Use Permit 486  
1518 East Dale Street  
Applicant: Community Partnership of the Ozarks

Mr. Sparlin states that this is a request to approve a Conditional Use Permit to allow a day care center as an adaptive use of a non-residential structure in a R-TH, Residential Townhouse District.

Commissioner Doennig opened the public hearing.

Mr. Will Hoey, 550 St. Louis Street, applicant's representative and here to answer any questions.  
Commissioner Doennig closed the public hearing.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Conditional Use Permit 486; Commissioner Pauly seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

Preliminary Plat of Partnership Industrial Center West, Phase 14  
1200 North Haseltine Road  
**Applicant:** Waldbach Holdings, LLC

Mr. Menke states that this is a request to approve a preliminary plat for a 3-lot subdivision.

Commissioner Doennig opened the public hearing.

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

Commissioner Doennig closed the public hearing.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Pauly moved to approve Preliminary Plat of Partnership Industrial Center West, Phase 14; Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

**OTHER BUSINESS.**

Initiate Land Development Code Text Amendments 2  
Citywide  
Applicant: City of Springfield

Mr. Hosmer stated that this is to clean up and add clarity to the new Land Development Code based on ongoing testing and process review.

Commissioner Doennig opened the public hearing.

No speakers.

Commissioner Doennig closed the public hearing.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Initiate Land Development Code Text Amendments 2; Commissioner Pauly seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Hunton, and Commissioner Lebeck. Nays: Commissioner Colony. Absent: None. Abstain: None.

2026 Planning and Zoning Commission Schedule

Mr. Hosmer noted the 2026 Planning and Zoning calendar needs approval from the commission members.

Commissioner Doennig opened the public hearing.

No speakers.

Commissioner Doennig closed the public hearing.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve 2026 Planning and Zoning Commission Schedule; Commissioner Lebeck seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: Commissioner Colony.

**ADJOURN.**