

City of Springfield
Minutes
Planning and Zoning Commission

APPROVED
by the Planning and Zoning Commission

Bill Knuckles, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Natalie Broekhoven, Chair

Bruce Colony
Eric Pauly
Dan Scott
Randall Doennig

March 14, 2024

6:30pm

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

ROLL CALL.

Present: Commissioner Knuckles, Commissioner Colony, Commissioner Gunther, Commissioner Pauly, Commissioner Doennig, Commissioner Scott, and Commissioner Lebeck. Absent: Natalie Broekhoven and Betty Ridge.

Staff in attendance: Bob Hosmer, Planning Manager, Laura Vales, Assistant City Attorney, Daniel Neal and Michael Sparlin, Senior Planners.

APPROVAL OF MINUTES.

The minutes of February 15, 2024, were approved.

COMMUNICATIONS.

City Council summary for February 2024.

CONSENT ITEMS.

UNFINISHED BUSINESS.

Vacation 832
300 blk of Chestnut Street
Applicant: City of Springfield

Request to postpone to the April 11, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

PUBLIC HEARINGS.

Z-6-2024 COD 250
220 blk North Belcrest Avenue
Applicant: 3G Investment Group, LLC

Mr. Neal stated that this is a request to rezone approximately 9.45 acres of property from HC, Highway Commercial District with Conditional Overlay District No. 226 to HM, Heavy Manufacturing District and establishing a new Conditional Overlay District No. 250.

Mr. Scott asked if the Conditional Overlay District (COD) was a stopgap until the rewriting of the zoning code.

Mr. Hosmer noted that it is an interim as the Planning Department moves forward to the new code rewrite.

No speakers (applicant did not appear).

Mr. Knuckles closed the public hearing.

Commission asked if the applicant is required to be present and whether they can proceed. Laura Vales, Assistant Attorney noted that they can temporarily waive a requirement in the operating procedure.

COMMISSION ACTION: (Proceed with applicant absent.)

Planning and Zoning Commission Board Member Colony moved to proceed with applicant absent for Z-6-2024 COD 250, Commissioner Lebeck seconded the motion. It **Proceeded** with the following vote: Ayes: Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Colony moved to approve Z-6-2024 COD 250, Commissioner Pauly seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

Z-8-2024

1501 & 1505 West College Street and 201 North Nettleton Avenue

Applicant: Lorisa Kirkpatrick, LLC

Mr. Sparlin stated that this is a request to rezone approximately 0.42 acres of property from HC, Highway Commercial to IC, Industrial Commercial.

Mr. Andy Bennett, 2805 S. Ingram Mill Road and here as the applicant representative and here to answer any questions.

Mr. Pauly asked if the current building will be repurposed, and Mr. Bennett noted that it will be.

Mr. Knuckles closed the public hearing.

Mr. Pauly noted that this proposal is right on Route 66 and sees it as a positive.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Colony moved to approve Z-8-2024, Commissioner Lebeck seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

Z-9-2024

2646 West Walnut Street

Applicant: Seth Holdings, LLC

Mr. Neal stated that this is a request to rezone approximately 0.09 acre of property from R-SF, Single-Family Residential District to HC, Highway Commercial District and establishing Conditional Overlay District No. 251.

Mr. Colony asked if it was split into its own lot. Mr. Neal noted that it can be a split zoned lot and that it may have occurred during the annexation.

Discussion on the lot and rezoning with the additional 25 feet being dedicated for the buffer zone.

Mr. Rick Wilson, 1835 S. Stewart stated that they don't want to buffer against their own property and the plan is to redevelop the land for an area food eating establishment and want to protect the neighborhood.

Mr. Colony believes this would be a great idea.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Scott moved to approve Z-9-2024 COD 251, Commissioner Colony seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

OTHER BUSINESS.

Planned Development 303 Final Development Plan
1735 East Valley Water Mill Road
Applicant: Triple S Properties, Inc.

Mr. Sparlin stated that this is a request to approve the final development plan of Planned Development No. 303, on approximately 3.48 acres of property for a multi-family development.

Mr. Tim Schowe, 2804 N. Biagio Street, Ozark here on behalf of the developer and this meets the density allowed in the existing Planned Development (allows 28 du/ac).

Mr. Scott asked about the northeast and northwest corners.

Mr. Schowe stated that the northeast corner will be a swimming pool and northwest corner is an existing sink hole that they will avoid.

Mr. Pauly asked about the building height and was told it will be a three-story building and each building will have 24 units for three buildings total.

Mr. Scott asked about the bulk plane requirements on the east side.

Mr. Sparlin noted that he believes it will be a 30-degree bulk plane but does not have the language present to review.

Discussion of the bulk plane requirements (45-degree or 30-degree bulk plan). Planned Development 303 notes it as 30-degree bulk plane.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Colony moved to approve Preliminary Plat of Valley Water Mill Estates, Commissioner Lebeck seconded the motion. It was **Passed** with the following vote. Ayes:

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

Retail Liquor Sales Text Amendment
Citywide

Applicant: City of Springfield

Mr. Neal stated that this is a request to amend Section 36-459, Special Regulations for Retail Liquor Sales. The purpose of the amendments is to allow for occupants/renters/tenants to be informed if uses with the sale of retail liquor will be allowed within 200 feet of their property and enable them to protest the sale of retail liquor sales in the vicinity of where they reside.

Mr. Colony asked how they had decided on the 200 feet for sending out mailers. Mr. Neal noted that it is consistent with state requirements and rezoning.

Ms. Coover, Licensing Supervisor noted that state statute for schools, churches, and parks states 100 feet and the city had extended it to 200 feet. She also noted that the code is vague on the posting of signs (4 signs to be posted in vicinity of location) and will need to be posted for 21 consecutive days.

Mr. Scott asked about legal standing to tenancy instead of strictly ownership.

Ms. Vales noted that she said cannot find anything written, but this was direct request from City Council.

Further discussion on who would prevail, tenant or property owner and it was noted that the property owner would prevail and what percentage would cause it to go forward to council.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Scott moved to approve Retail Liquor Sales Text Amendment, Commissioner Colony seconded the motion. It was **Passed** with the following vote. Ayes: Commissioner Gunther, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: Commissioner Pauly and Commissioner Doennig. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

ADJOURN.