

City of Springfield
Minutes
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

April 11, 2024

6:30pm

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

ROLL CALL.

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

Staff in attendance: Steve Childers, Planning and Development Director, Bob Hosmer, Planning Manager, Laura Vales, Assistant City Attorney, and Andrew Menke, Senior Planner.

APPROVAL OF MINUTES.

The minutes of March 14, 2024, were approved.

COMMUNICATIONS.

City Council summary for March 2024.

CONSENT ITEMS.

UNFINISHED BUSINESS.

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

Request to postpone to the May 9, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

PUBLIC HEARINGS.

Z-10-2024
2333, 2335 & 2337 East Bennett Street
Applicant: Lou Ann Kennedy

Mr. Hosmer stated that this is a request to rezone approximately 0.76 acres of property from HM, Heavy Manufacturing to IC, Industrial Commercial.

Ms. LouAnn Kennedy, 651 E. Highpoint noted that they had the business for approximately 34 years and seen different changes and would like to change with it and that tenants are wanting to come into the building.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-10-2024, Commissioner Pauly seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Preliminary Plat of Shirley's Subdivision
425 East Trafficway & 320 North Jefferson Avenue
Applicant: City of Springfield

Mr. Menke stated that this is a request to approve a preliminary plat for a 2-lot subdivision.

Ms. Ridge asked for clarification on the name of the plat.

Mr. Jim Gray, Springfield Public Works, noted that it was named after an employee, Shirley Johnson, who had worked with the city for 47 years and just retired last August and volunteered frequently for United Way.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Preliminary Plat of Shirley's Subdivision, Commissioner Doennig seconded the motion. It Passed with the following vote. Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Vacation 836
3246, 3248, 3250 & 3256 West Division Street
Applicant: Division St. Paving, LLC

Mr. Menke stated that this is a request to vacate a portion of alley right-of-way west of Division Street.

Ms. Bodeen, 304 W. Erie Street noted that the alley way is not accessible to the public right-of-way and the owner has no use for it and here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Vacation 836, Commissioner Doennig seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

OTHER BUSINESS.

Upper James River Urban Service Area (USA)
Citywide

Applicant: City of Springfield

Ms. Owen stated that this is a request to approve an amendment to the USA boundary within the Upper James River Basin.

Mr. Knuckles asked what other boards or commissions this has been reviewed by and if the area is incorporated with the USA Boundary Amendment>

Ms. Owen noted that it went to the Greene County Planning Board and as well as Greene County Commission and both are in support and ultimately the urban service area would be expanded or changed to include both amendments.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve the Upper James River Urban Service Area (USA), Commissioner Pauly seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

USA Boundary Amendment - Boundary Agreement Clean-up
Citywide

Applicant: City of Springfield

Ms. Owen stated that this is a request to approve an amendment to the USA boundary.

Mr. Knuckles commented that he was involved with a lot of these agreements and is pleased to see the urban service area map get cleaned up.

Mr. Scott asked if we were giving back to Republic, Battlefield, and Strafford and taking away from Willard?

Ms. Owen stated that they are basically filling in the area that is between the current service area boundary line and in agreement with the growth of the areas.

Mr. Pauly asked about the communication with the city of Strafford.

Ms. Owen noted that all cities were sent information, but have not heard back from Strafford, but will follow-up.

Mr. Knuckles stated that this a kind of reinforcement of the agreements made over the last 25 years.

Ms. Owen noted that it was originally established in 1984 but hasn't had a comprehensive cleanup of the line.

Mr. Scott asked why it has taken 25 years to clean up the line.

Ms. Owen noted that it was a recommendation in the comprehensive plan that was adopted recently and trying to clean up the lines.

Mr. Childers gave some of the background to the urban service area, which are intergovernmental agreements and noting that Springfield and other cities continue to grow that it is important to understand the boundaries.

He also noted that the city extends their sewer beyond city limits this has helped prompt to review the whole issue.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

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

2024 Capital Improvement Program

Citywide

Applicant: City of Springfield

Mr. Whitman states that this is a schedule and strategy for funding and planning the construction, maintenance and replacement of the City's infrastructure and public facilities for the next six-years.

Mr. Scott asked if this was being front loaded because last year it was 33 million and this year the request is 230 million.

Mr. Whitman noted that there are a lot of ARPA funds being represented and that these projects can take four to five years from design to planning to construction (which can take two to three years) and during the design phase the cost was lower and now are taking off during the construction years giving out examples.

Mr. Knuckles also gave out several examples when he was working with the city on how they were originally budgeted and costs currently.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

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

Redevelopment Plan for The Sisters Mill Redevelopment Area

610 North Prospect Avenue

Applicant: The Sisters Mill Redevelopment Corporation

Mr. Schaefer stated that this facilitates redevelopment of blighted areas by providing partial real property tax abatement.

Mr. Scott asked about site in the floodplain and being under 3 feet of water and if they will be able to come back in later years to redevelop the silos or get an abatement?

Mr. Schaefer noted that it is was in a floodplain and is part of the consideration of the redevelopment and that if they could come back with an amendment to the redevelopment but would have to go through the whole process and a lot of the blighted conditions would be addressed in the initial plan.

Mr. Pauly asked about the environmental issues and wanted more information.

Mr. Schaefer stated that the site has undergone a phase one and phase two environmental assessments due to the use of the property and historically was a mill and have remnants of that past use in the soil. There was a 25,000 gallon above ground fuel tank that was on the site, but the main environmental contamination that is impacting the site is with the soil and there is also lots of lead-based paints.

Ms. Ridge asked when the silos cease to be used.

Mr. Schaefer noted that they have been vacant for the past 50 years.

Mr. Colony stated that the Planning and Zoning Commission role was to only review the redevelopment plan for conformance with the comprehensive plan.

Ms. Shelby Wood, 2144 E. Republic here on behalf of the applicant and here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Doennig moved to approve the Redevelopment Plan for The Sisters Mill Redevelopment Area, Commissioner Knuckles seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

ADJOURN.