

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

November 7, 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 Pauly, Commissioner Doennig, Commissioner Gunther, and Commissioner Scott. Absent: Commissioner Lebeck and Commissioner Ridge.

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

APPROVAL OF MINUTES.

The minutes of October 10, 2024, were approved.

COMMUNICATIONS.

City Council summary for October 2024.

CONSENT ITEMS.

Relinquishment of Easement 947
2600 North Benton Avenue
Applicant: C&A Storage Corp Et al

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Relinquishment of Easement 947; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Ridge. Abstain: None.

UNFINISHED BUSINESS.

Z-25-2024
1910 West Division Street and 2120 South Wedgewood Avenue
Applicant: Hughlett Trust

The applicant has requested that this case be withdrawn. A new application will be submitted at a future date. Received 48 hours in advance of the public hearing.

Z-27-2024

1910 West Division Street and 1455 South Wabash Avenue

Applicant: David Rensch

Mr. Michael Sparlin stated that this is a request to rezone approximately 1.3 acres from GM, General Manufacturing to HC, Highway Commercial.

Mr. Jordan Ryan, 2215 W. Chesterfield here to answer any questions and representing the developer.

Ms. Broekhoven closed the meeting.

Mr. Pauly expressed his appreciation for this project.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-27-2024; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

PUBLIC HEARINGS.

Z-24-2024 COD 260

315 East Weaver Road

Applicant: Ward Weaver Property, LLC

Mr. Daniel Neal stated that this is a request to rezone approximately 16.5 acres of property R-SF, Single-Family Residential District to HC, Highway Commercial District and establishing Conditional Overlay District No. 260.

Mr. Pauly asked about the homes outside of the city's limits and noted that most look like they are on private wells. He asked how many will be on private wells and septic.

Mr. Neal noted that he does not know how many residents will be on a well and septic and that Public Works may be able to answer those questions, however he is not here tonight.

Mr. Eric Petty, 610 Shady Oaks Drive standing in for Michael Fessenden the owner of the property and noted that they have been in business since 1995 as a plant nursery and greenhouses and wants to open a retail garden center. He also noted that he will be preserving as many trees as possible and using the city water supply.

Mr. Pauly asked about using the city water supply and not a well.

Mr. Petty noted that this is correct, and they plan on using the city water supply but may in the future dig well.

Ms. Broekhoven closed the meeting.

Mr. Pauly noted that he has asked about using a well due to using one himself in the past and the possibility of having to redrill again to go deeper or losing the water supply and wanted to make this point.

Mr. Hosmer noted that if they are developing in the City of Springfield, they will be required to tap into the city's water supply and for the sewer.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-24-2024 COD 260; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: Commission Pauly. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

Z-28-2024

1914 East Blaine Street

Applicant: AVS Sunset, LLC

Michael Sparlin stated that this is a request to rezone approximately 3 acres from GM, General Manufacturing to IC, Industrial Commercial.

Mr. Anatoliy Svidenko, 1914 E. Blaine Street and here to answer any questions.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-287-2024; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Colony, Commissioner Knuckles, Commission Pauly, Commissioner Doennig, and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

Z-29-2024 COD 263

3697 North Glenstone Avenue

Applicant: South Valley Apartments, LLC and Mike Seitz

Request to postpone to the December 19, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

Preliminary Plat of Jack Henry Subdivision

3725 East Battlefield Road

Applicant: Jack Henry & Associates, Inc.

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

Mr. Todd Chandler, 231 Rockpoint Drive, Walnut Shade, MO and here to answer any questions.

Mr. Scott stated that he wanted to verify the parking requirements for the remaining lots 2 & 3 meet the zoning ordinance or that there is a cooperative parking agreement.

Mr. Chandler stated that he does not see a problem with this request.

Mr. Scott also asked if there needs to be an amendment to the plat or to the final plat.

Mr. Menke noted that it would be on the preliminary plat due to it doesn't reflect parking on the final plat.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION: #1

Planning and Zoning Commissioner Broekhoven moved to add the updated comments from the Department of Building Development Services to the staff report for Preliminary Plat of Jack Henry Subdivision; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, Commission Colony, and Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck and Commissioner Ridge. Abstain: None.

COMMISSION ACTION: #2

Planning and Zoning Commissioner Scott moved to adjust the property line between lots 2 & 3 so it is equal distance between both structures in to meet the fire separation distance requirements of the building code for Preliminary Plat of Jack Henry Subdivision; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, Commission Colony, and Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck and Commissioner Ridge. Abstain: None.

COMMISSION ACTION: #3

Planning and Zoning Commissioner Scott moved that the preliminary plat shall indicate either existing parking on lots 2 & 3 to meet current zoning ordinance requirements independently or that a cooperative parking agreement between lots has been executed; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, Commission Colony, and Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck and Commissioner Ridge. Abstain: None.

COMMISSION ACTION: #4

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

OTHER BUSINESS.

First Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Plan

521 North Boonville Avenue

Applicant: 521 North Investments, LLC

Matt Schaefer stated that this is a request to redevelop an existing building and site for use as an architecture and design studio.

Mr. Brandon Dake, 801 S. Weller stated that he and his business partner purchased the building in 2022 and will be using this space as our new offices.

Ms. Broekhoven closed the meeting.

Mr. Knuckles stated that he is pleased with the redevelopment, and it will be a huge boon for downtown with all the activity.

Mr. Scott also glad that they are making a commitment to downtown for our community and neighborhood.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve First Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Plan; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Colony, Commissioner Knuckles, Commission Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

Initiate Rezoning for Properties Annexed as part of A-3-2024 (Annexation)
3000 & 3038 West Republic Road, 4214 South Farm Road 135 (Golden Avenue), 5539 South Campbell Avenue, 3833 & 3911 East State Highway D (Sunshine Street) and 3335 West Sunshine Street
Applicant: City of Springfield

Mr. Hosmer stated that staff is requesting that Planning and Zoning Commission initiate a rezoning pursuant to Section 36-367(3) of the Springfield Zoning Ordinance to rezone properties annexed into the city limits as part of Annexation A-3-2024 (GO 6877) to bring the properties into alignment with the City's Zoning Ordinance.

No speakers.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Initiate Rezoning for Properties Annexed as part of A-3-2024 (Annexation); Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Colony, Commissioner Knuckles, Commission Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

ADJOURN.