

August 10, 2023
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session in the City Council Chambers.

Roll Call - Present: Britton Jobe (Chairman), Natalie Broekhoven (Vice-Chairperson), Bill Knuckles, Christopher Lebeck, Eric Pauly, Betty Ridge and Dan Scott. Absent: Helen Gunther and Bruce Colony

Staff in attendance: Brendan Griesemer, Acting Planning Director, Bob Hosmer, Planning Manager, Andrew Menke, Senior Planner, and Jill Burris, Assistant City Attorney.

MINUTES: The minutes of July 27, 2023, were approved.

COMMUNICATIONS: None

CONSENT ITEMS:

UNFINISHED BUSINESS:

Z-8-2023 w/COD 228

901 South West Bypass

Applicant: Carleton Resources, LLC

Postponed to the September 7, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken.

Conditional Use Permit Amendments

Citywide

Applicant: City of Springfield

Postponed to the September 7, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken.

PUBLIC HEARINGS:

Z-22-2023 w/COD 237

4123 & 4149 West Chestnut Expressway and 430 North Meteor Avenue

Applicant: Curtis Mearl Trust

Applicant requested this case be withdrawn from Planning and Zoning, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken.

OTHER BUSINESS:

Preliminary Plat of Cresthaven Park Renewal
3221 West Kearney Street

Applicant: Cresthaven Avenue, LP

Mr. Menke stated that this is a request to approve a preliminary plat for a 2-lot subdivision located at 3221 West Kearney Street and noting that the preliminary plat is active for two years and if the final plat is not submitted within that time frame, the applicant is able to apply for a renewal of that plat for an additional 2 years.

Mr. Pauly asked about another potential collector roadway that is to be at the north end of the property and noted the sinkholes that may cause concerns/problems as well as a timeline.

Mr. Menke stated that it will be built on the north edge of the plat, and they will not be crossing the path of the sinkholes.

Mr. Jobe opened the public hearing.

Mr. Daniel Richards, 1200 E. Woodhurst Drive, representing the applicant and noting that they sewer improvements have not been installed and want to renew the plat for a couple more years.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** the Preliminary Plat of Cresthaven Park Renewal (3221 West Kearney Street) subject to the conditions listed in amendment two of the staff report. Ms. Broekhoven seconded the motion. Ayes: Jobe, Broekhoven, Pauly, Ridge, Scott, Lebeck and Knuckles. Nays: None. Abstain: None. Absent: Gunther and Colony.

Landmarks Board Membership Amendment
Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend section 36-353, Landmarks Board to expand membership eligibility while maintaining historic preservation knowledge and interest, noting that it has been an issue of getting enough applicants/participants for the Landmarks Board.

Mr. Knuckles asked about the current makeup of the Landmarks Board membership.

Mr. Hosmer noted that this amendment will allow for a larger selection of individuals who would qualify to be a representative for the district by allowing more flexibility.

Mr. Jobe opened the public hearing.

No speakers.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** the Landmarks Board Membership Amendment (Citywide) – Section 36-353 in exhibit 1 of the staff report. Ms. Broekhoven seconded the motion. Ayes: Jobe, Broekhoven, Pauly, Ridge, Scott, Lebeck and Knuckles. Nays: None. Abstain: None. Absent: Gunther and Colony.

ADJOURN: 6:41pm