

City of Springfield
Minutes
Planning and Zoning Commission

Britton Jobe, Chair

Natalie Broekhoven, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Bruce Colony
Bill Knuckles
Eric Pauly
Dan Scott

October 5, 2023

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 Lebeck, Commissioner Pauly, Commissioner Gunther, Commissioner Ridge, Commissioner Scott, Absent: Commissioner Jobe.

Staff in attendance: Brendan Griesemer, Acting Planning Director, Bob Hosmer, Planning Manager, Jill Burris, Assistant City Attorney, Michael Sparlin, Daniel Neal, and Andrew Menke, Senior Planners.

APPROVAL OF MINUTES.

The minutes of September 7, 2023 were approved.

COMMUNICATIONS.

City Council Summary for September 2023

Bob Hosmer noted the City Council summary for September and that Conditional Use Permit Amendments has been postponed to November 9, 2023.

UNFINISHED BUSINESS.

Z-8-2023 w/COD 228
901 South West Bypass
Applicant: Carleton Resources, LLC

Daniel Neal stated that this is a request to rezone approximately 21.2 acres of subject property from R-SF, Single-Family Residential District and HC, Highway Commercial District with Conditional Overlay District No. 228 for a mixed-use development.

Bill Knuckles asked about the detention basin and sink holes.

Joe Codichini, Public Works, noted the two existing detention basins, sinkholes, floodplain and a stream buffer and is supportive of fee-in-lieu of and discharge to the existing flood plain and that will have to happen at the time of development when the two subdivisions discharge into this property.

Natalie Broekhoven opened the public hearing.

Todd Chandler, 186 Payne Stewart Drive, Branson MO, representing the applicant and here to answer any questions.

Natalie Broekhoven closed the public hearing.

Planning and Zoning Commission Board Member Lebeck moved to approve Z-8-2023 w/COD 228, Commissioner Knuckles seconded the motion, and it was **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner

Broekhoven, Commissioner Knuckles, Commissioner Ridge, Commissioner Pauly, Commissioner Colony, Commissioner Lebeck, Commissioner Gunther. Nays: None. Absent: Britton Jobe. Abstain: None.

Conditional Use Permit Amendments
Citywide
Applicant: City of Springfield

Postpone to the November 9, 2023 Planning and Zoning meeting, received 48 hours in advance of the public hearing.

PUBLIC HEARINGS.

Z-27-2023 w/COD 240

1218, 1222, 1223, 1226 & 1238 East Pacific Street and 1219 & 1225 East Locust Street

Applicant: JNE Holdings

Michael Sparlin stated that this is a request to rezone approximately 1.85 acres of property from GM, General Manufacturing, to R-LD, Low-Density Multi-family Residential District with Conditional Overlay District No. 240.

Natalie Broekhoven opened the public hearing.

Matt Baron, 1838 E. Bennett, and representing the owner and developer and we propose to develop the eight residential properties.

Bruce Colony asked how many homes would be built. Mr. Baron noted that there would be 22 dwellings.

Natalie Broekhoven closed the public hearing.

Planning and Zoning Commission Board Member Knuckles moved to approve Z-27-2023 w/COD 240, Commissioner Pauly seconded the motion, and it was **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Broekhoven, Commissioner Knuckles, Commissioner Ridge, Commissioner Pauly, Commissioner Colony, Commissioner Lebeck, Commissioner Gunther. Nays: None. Absent: Britton Jobe. Abstain: None.

Z-28-2023 w/COD 241

4123 & 4149 West Chestnut Expressway and 430 North Meteor Avenue

Applicant: Curtis Mearl Trust

Michael Sparlin stated that this is a request to rezone approximately 3.43 acres of property from HC, Highway Commercial and R-MHC, Manufactured Home Community to R-MD, Medium-Density Family Residential District with Conditional Overlay No. 241.

Natalie Broekhoven opened the public hearing.

Ricky Haase, 550 E. St. Louis representing the property, 60 units on 3.4 acres and 18 du/a (two stories) and 2 to 3 bedrooms with each unit having 2 parking stalls. Traffic concerns of east bound due to back-ups and crossing on RR tracks. The neighbors like the apartments on the northern portion, will have a solid fence with a landscape buffer.

Jeff Beckler, 1329 E. Lark Street, representative of the developer, and very excited about the location and if there are any questions.

Natalie Broekhoven closed the public hearing.

Planning and Zoning Commission Board Member Knuckles moved to approve Z-28-2023 w/COD 241, Commissioner Colony seconded the motion, and it was **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Broekhoven, Commissioner Knuckles, Commissioner Ridge, Commissioner Pauly, Commissioner Colony, Commissioner Lebeck, Commissioner Gunther. Nays: None. Absent: Britton Jobe. Abstain: None.

Z-29-2023 w/COD 242
5298 East Farm Road 104
Applicant: Kurt Wouk

Daniel Neal stated that this is a request to rezone approximately 5.5 acres from County R-1, Suburban Residence District to HC, Highway Commercial District and establishing Conditional Overlay District No. 242.

Bill Knuckles asked about the current pond.

Joe Codichini noted that the pond cannot be simply filled in and they can't discharge into it and expect it to be a detention. The pond is shared with Buc-ee's and a storm water report will be conducted if they want to use it as detention.

Natalie Broekhoven opened the public hearing.

Geoff Butler, 4449 E. Valley Road, representing the applicant and they want to put a RV park in this location, and want to use the pond for recreation and detention.

Natalie Broekhoven closed the public hearing.

Planning and Zoning Commission Board Member Knuckles moved to approve Z-29-2023 w/COD 242, Commissioner Colony seconded the motion, and it was **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Britton Jobe. Abstain: None.

Vacation 828
1200 blk of East Locust Street
Applicant: JNE Holdings

Michael Sparlin stated that this is a request to vacate the public alley right-of-way in the 1200 block of East Locust Street.

Bill Knuckles asked about the sewer easement and is it being included in the vacation request?

Michael Sparlin noted that there may be an error that needs to be corrected in the presentation and staff report.

Jill Burris noted that it may need to be postponed.

Mr. Knuckles motioned to postpone. No complete vote was taken.

Matt Baron, 1838 E. Bennett Street noted that he can clarify the confusion. He stated that the previous drawing had a clerical error, but the drawing being presented is from the civil engineer and surveyor and it represents the correct legal description.

Commission members asked for clarification.

Mr. Sparlin noted that the presentation and legal exhibit show the correct legal description. Mr. Knuckles withdrew his motion to postpone.

Planning and Zoning Commission Board Member Colony moved to approve Vacation 828, Commissioner Lebeck seconded the motion, and it was **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Broekhoven, Commissioner Knuckles, Commissioner Ridge, Commissioner Pauly, Commissioner Colony, Commissioner Lebeck, Commissioner Gunther. Nays: None. Absent: Britton Jobe. Abstain: None.

Preliminary Plat of Kay Pointe Place
901 South West Bypass
Applicant: Carleton Resources, LLC

Andrew Menke stated that this is a request to approve a preliminary plat for a 37-lot subdivision.

Bruce Colony asked about the existing Greenway trail. Natalie Broekhoven opened the public hearing. Todd Chandler, 186 Payne Stewart Drive, representing the applicant and the existing trailway will be maintained with 35 of the lots to be single family residential.

Natalie Broekhoven closed the public hearing.

Planning and Zoning Commission Board Member Lebeck moved to approve the Preliminary Plat of Kay Pointe Place, Commissioner Knuckles seconded the motion, and it was **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Broekhoven, Commissioner Knuckles, Commissioner Ridge, Commissioner Pauly, Commissioner Colony, Commissioner Lebeck, Commissioner Gunther. Nays: None. Absent: Britton Jobe. Abstain: None.

OTHER BUSINESS.

Section 36-350 Text Amendment
Citywide
Applicant: City of Springfield

Bob Hosmer stated that this is a request to be amended to the Zoning Commission process, noting that staff has gone through and looked at other cities across the state and the city charter.

Bruce Colony asked for clarification on the total years a commission may serve and noted that he has had correspondence with the City Clerk's office.

Jill Burris, City Attorney, and Anita Cotter, City Clerk, went over what terms commission members may have and if any member left his/her term early and what would follow.

Natalie Broekhoven opened the public hearing.

No speakers.

Natalie Broekhoven closed the public hearing.

Planning and Zoning Commission Board Member Lebeck moved to approve Section 36-350 Text Amendment, Commissioner Knuckles seconded the motion, and it was **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Broekhoven, Commissioner Knuckles, Commissioner Ridge, Commissioner Pauly, Commissioner Colony, Commissioner Lebeck, Commissioner Gunther. Nays: None. Absent: Britton Jobe. Abstain: None.

Initiate Electric Vehicle Charging Stations Text Amendment
Citywide
Applicant: City of Springfield

Bob Hosmer stated that this is a request to initiate to start looking at proposing some regulations and standards for electrical vehicle (EV) charging stations.

Bill Knuckles asked if these regulations would be like regular filling stations.

Mr. Hosmer noted that it can be complicated and that there are various questions and concerns to start reviewing.

Bruce Colony questioned about various scenarios regarding accessible parking, pay-lots, etc.

Betty Ridge believes that this is a positive idea to review and noted that there are not enough places that you can plug your car into at present.

Christopher Lebeck asked about small cell sites and 5G and wants the City to use the technology behind it.

Planning and Zoning Commission Board Member Knuckles moved to approve Initiate Electric Vehicle Charging Stations Text Amendment, Commissioner Lebeck seconded the motion, and it was **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Broekhoven, Commissioner Knuckles, Commissioner Ridge, Commissioner Pauly, Commissioner Colony, Commissioner Lebeck, Commissioner Gunther. Nays: None. Absent: Britton Jobe. Abstain: None.

ADJOURN.

Adjourned at 7:30pm.