



City of Springfield

Agenda

Administrative Review Committee

April 30, 2026

3:30 PM

Via Zoom/ Development Review
Conference Room 199
840 Boonville Avenue
Springfield, Mo 65802

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. April 16, 2026

3. HEARINGS.

3.1. ARC2026-00017
3299 N VERNON RD ~ Hawkins Mill ~ ARC
Applicant: ALBERT POLOCOSER
Work Type: Right of Way Reduction

3.2. ARC2026-00018
801 S KICKAPOO AVE ~ ARC Interp. – Detached Accessory Carriage House ~ ARC
Applicant: MATT PACE
Work Type: 08.Rountree UCD

3.3. ARC2026-00019
1555 E INDEPENDENCE ST ~ Thompson Buick GMC - Parking Lot FDP ~ ARC
Applicant: OLSSON
Work Type: 06.Planned Development - Final Development Plan (Administrative)

4. JOIN ZOOM MEETING.

Meeting ID: 912 8621 5381
Passcode: 334931

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

April 16, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

The Administrative Review Committee met in regular session in Development Review Conference Room #199 and/or via Zoom.

ARC2026-00015

3149 S SCENIC AVE

Applicant: CHRISTOPHER WYNN

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Brad Musick, Justin Crighton, Chad Zickefoose. Staff: Bob Hosmer, Laura Vales and Samantha Payne(zoom)

REPRESENTATIVE: Chris Wynn

PUBLIC:

Staff/Rep: Seeking approval for parking lot improvements, including drainage fixes and converting gravel parking to paved parking and asking for a "Fee-in-Lieu of sidewalk" payment instead of installing a new sidewalk.

Rep: Justification for Fee-in-Lieu of: No existing sidewalks on the west side of Scenic Avenue in the immediate vicinity and difficult to place a sidewalk due to a stormwater ditch and existing utilities within the right-of-way.

Staff: Staff voiced concerns about existing "illegal parking" in the public right-of-way, which is currently unpaved and questioned the feasibility of placing a sidewalk behind the ditch, noting that much of the current gravel parking is within the right-of-way and stated the need to address the encroachment regardless of the sidewalk decision.

Rep: Confirmed they are tenants, and the landlord offered to pay the Fee-in-Lieu of.

ARC ACTION:

Chad motioned to approved the Fee-in-Lieu of with the following conditions: The right-of-way must be restored to grass and curbing must be replaced on the sides of the driveway approaches. Justin seconded.

Approved w/Conditions.

These conditions must be incorporated into the existing building plans under review.

Result: ApprvCond

ARC2026-00016

1815 N GLENSTONE AVE

Applicant: PURCELL TIRE & RUBBER CO

Work Type: Fee-in-lieu of sidewalk

April 16, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

The Administrative Review Committee met in regular session in Development Review Conference Room #199 and/or via Zoom.

ATTENDANCE: Brad Musik, Justin Crighton, Chad Zickefoose. Staff: Bob Hosmer, Laura Vales and Samantha Payne(zoom)

REPRESENTATIVE: Brent Lambert and Doug Karsch

PUBLIC:

Staff/Rep: Went over request and it was stated that Purcell Properties uses the site for tire and vehicle storage. They are requesting a "fee in lieu of sidewalk installation." They noted the property's location at Glenstone and Commercial lacks connecting sidewalks, making a new section "go to nowhere" and cost-prohibitive due to potential street closures and ADA compliance issues.

Staff: Staff noted the **overall Non-Compliance:** The project presents multiple, complex issues related to zoning, fencing, sidewalk requirements, curb cut closure, and outside storage:

1. **Unpermitted Fence:** A security fence was installed without a permit. The installer incorrectly advised no permit was needed.
2. **Fence Location/Height:** The fence closes off a former driveway approach. City code requires the complete removal of such approaches and restoration of curbing and sidewalk.
3. **Zoning and Storage:** Under the *old* GR district code (applicable when the building permit was submitted in 2025), outside storage was not permitted. The *new* code may allow it under specific criteria. The current fence and storage practice conflict with existing regulations.
4. **Loss of Storage Space:** Moving the fence to comply with setback regulations would result in a significant loss (1400-2800 sq ft) of critical tire storage space.

Staff: Advised Purcell Tire to submit a "pre-application review" this will provide comprehensive guidance from all city departments on how to bring the property into full compliance with current codes and regulations. The existing ARC case will remain active during this postponement period to facilitate the pre-application review and subsequent compliance efforts.

ARC ACTION:

Justin motioned to postpone to June 4, 2026. Brad seconded the motion. **Postponed.**
Justin motioned to approve the April 2, 2026 minutes. Chad seconded. 3/0 **Approved**

Result: Tabled