

August 13, 2020
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

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

Roll Call - Present: Randall Doennig, (Chairman), King Coltrin (Vice-Chairman), David Shuler, Dee Ogilvy, and Cameron Rose.
Absent: Natalie Broekhoven, Melissa Cox, Joel Thomas, and Britton Jobe. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert, Assistant City Attorney, and Mary Lilly Smith, Planning Director.

MINUTES: The minutes of July 16, 2020 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 903
281 North Eastgate Avenue
Applicant: Burks Development Corporation

Acquisition / Change of Use 534
3303 West Division Street
Applicant: City of Springfield

COMMISSION ACTION:

Mr. Rose motioned to **approve** consent item Relinquishment of Easement 903 (281 North Eastgate Avenue) and Acquisition / Change of Use 534 (3303 West Division Street). Mr. Coltrin seconded the motion. Ayes: Doennig, Ogilvy, Shuler, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Broekhoven, Cox, Thomas, and Jobe.

PUBLIC HEARINGS:

Planned Development 375
1452 North Eastgate Avenue
Applicant: Eastgate Office, LLC

Applicant is requesting Planned Development 375 be tabled to the next Planning and Zoning Commission meeting on September 10, 2020.

COMMISSION ACTION:

Mr. Coltrin motioned to **TABLE** item Planned Development 375 (1452 North Eastgate Avenue). Mr. Shuler seconded the motion. Ayes: Doennig, Ogilvy, Shuler, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Broekhoven, Cox, Thomas, and Jobe.

Z-17-2020
6177 South Farm Road 189
Applicant: Frank and Kimberly Steed

King Coltrin recused.

Due to lack of quorum, Z-17-2020 will be tabled to the September 10, 2020.

No action taken.

Z-18-2020

6177 South Farm Road 189

Applicant: Frank and Kimberly Steed

King Coltrin recused.

Due to lack of quorum, Z-18-2020 will be tabled to the September 10, 2020.

No action taken.

Preliminary Plat of Westgate Subdivision

4202 West Kearney Street

Applicant: Parrish Land & Development, LLC and ARMA Development, LLC

Mr. Hosmer stated that this is a request to approve a two-lot industrial subdivision on 2.8 acres of property located at 216 East Weaver Road. The application is consistent with the Comprehensive Plan which identifies this property as appropriate for General Industrial, Transportation and Utilities. The property is zoned GM, General Manufacturing. The Transportation Plan classifies Kearney Street and Westgate Avenue as a Secondary Arterials which supports the proposed land use. The property is not located in a FEMA designated floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention is not allowed, and detention will be required. A large portion of Lot 1 is within the area of a sinkhole. There is a 25 feet buffer around the sinkhole perimeter which will not be buildable area. The extent of the sinkhole/ buffer can be seen on the plat as a bold, dotted line. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Aaron Hargrave, representative for the developer and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Rose motioned to **approve** item Preliminary Plat of Westgate Subdivision (4202 West Kearney Street). Mr. Coltrin seconded the motion. Ayes: Doennig, Ogilvy, Shuler, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Broekhoven, Cox, Thomas, and Jobe.