



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Brandi Morris
Helen Gunther
David Jacquez

Christopher Souliere
Eric Pauly
Jennifer McClure
Layne Hunton

September 10, 2026

6:30 PM

**Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. August 13, 2026

3. COMMUNICATIONS.

3.1. August 2026 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

4.1. Relinquishment of Easement 982
2848 North LeCompte Road (Applicant: Prime, Inc.)

4.2. Relinquishment of Easement 983
1221 E. Kingsley Street (Applicant: Wilson, Robert E. Jr. Revocable Living Trust)

4.3. Relinquishment of Easement 984
2820 South Park Avenue (Applicant: Dyke Industries)

4.4. Relinquishment of Easement 985
2808 North Kansas Expressway (Applicant: Midwest Express Wash, LLC)

5. UNFINISHED BUSINESS.

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.

- 5.1. Vacation 845 (POSTPONED)
2616 & 2626 West College Road and 2630, 2638, 2643 & 2646 West Olive Street and 226 North Scenic Avenue (Applicant: Preferred Family Healthcare, Inc.)
- 5.2. **ADMINISTRATIVE ACTION: SUBDIVISION**
Preliminary Plat of Horizons at the Ridge 1st Addition (POSTPONED)
1012 West Buena Vista Street (Applicant: Westward Land Co., LLC)
- 5.3. Z-11-2026 (POSTPONED)
1349 North Wabash Avenue (Applicant: City of Springfield)
- 5.4. Z-12-2026 (POSTPONED)
1348 North LaFontaine Avenue (Applicant: City of Springfield)
- 5.5. Z-13-2026 (POSTPONED)
1344 North LaFontaine Avenue (Applicant: City of Springfield)
- 5.6. Conditional Use Permit 487
1601 East Cairo Street (Applicant: All Things New Housing Solutions, LLC)

6. PUBLIC HEARINGS.

- 6.1. Z-23-2026 - Citywide Appeal
1469 North Rogers Avenue (Applicant: KJW Property Group, LLC / City of Springfield)
- 6.2. Z-25-2026 - Citywide Appeal
4233-4297 South Hillcrest Avenue and 4268 & 4270 South Hillcrest Avenue (Applicant: Journey Investments, LLC; Whisker Investment, LLC / City of Springfield)
- 6.3. Z-26-2026 Conditions #288
2900 South National Avenue and 2900 South National Avenue, Suite A (Applicant: NSI A1, LLC)
- 6.4. Z-27-2026 Conditions #287
1435 West Talmage Street (Applicant: Dunbar Family Enterprises, LLC)
- 6.5. Planned Development 298 Final Development Plan
3515 East Olive Street (Applicant: Burkes Development Corporation)

7. OTHER BUSINESS.

- 7.1. Rules of Procedure Change - Hearing Exhibits
Citywide (Applicant: City of Springfield)

7.2. Appointment of Vice-Chair Pro Tem for October 2026

8. **ADJOURN.**