February 4 , 2016
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session February 4, 2016 in the City Council Chambers. Chairman Tom Baird called the meeting to order.

Roll Call: Present: Tom Baird (Chair), Andrew Cline, Randy Doennig, Cameron Rose, and Matthew Edwards, David Shuler, Jason Ray, and Melissa Cox. Absent: None

Staff in attendance: Bob Hosmer, Principal Planner, Mary Lilly Smith, Director of Planning and Development, Tom Rykowski, Asst. City Attorney, Nicholas Woodman, Asst. City Attorney, and Rodney Colson, Public Works Storm water.

Minutes: The minutes of January 7, 2016 were approved unanimously.

Communications:

Mr. Hosmer stated that staff is requesting that item numbers 6 (Relinquishment of Easement 829, 3700 South Farm Road), 12 (Conditional Use Permit 417, 506 West Edgewood St), 15 (Amend the Transportation Plan), and 16 (East West Arterial Mapping) be tabled until the March 3, 2016 meeting.

Mr. Baird requests that all four items be put together and have one motion for the four items

COMMISSION ACTION:
Mr. Cline motioned to approve the items to be tabled. Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

Consent Items:

Relinquishment of Easement 827
3734 S. South Avenue
Applicant: Primrose Senior Living, LLC

Relinquishment of Easement 830
4901 West Chestnut Expressway
Applicant: Pilot Travel Centers, LLC

Relinquishment of Easement 831
3736 South Cox Avenue
Applicant: Lutheran Senior Services

COMMISSION ACTION:
Mr. Edwards motioned to approve the consent items. Mr. Ray seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

UNFINISHED BUSINESS:

New Prime Phase 2
2800 North Cedarbrook Avenue and Packer Avenue
Applicant: Wolverine Land Holdings, LLC

Mr. Hosmer stated that this is a request to approve a preliminary plat to subdivide approximately 92.77 acres into a two (2) lot manufacturing subdivision. The preliminary plat of New Prime Subdivision expired on July 3, 2014. A new Preliminary Plat has been submitted Public improvement plans for the street and cul-de-sac on Cedarbrook and Packer Avenues will need to be approved and constructed or escrowed prior to approval of final plat. There is a $.0227/s.f. public sewer trunkline connection fee for this property. A note to the plat: The existing billboards along Interstate 44 are separated by 490 feet to 690 feet. Section

36-454(3)(j) of the Zoning Ordinance requires a minimum of 2,500 feet of separation. These billboards are non-conforming and will be treated as such in accordance with the Zoning Ordinance. The applicant is also requesting a subdivision variance from extending Diamond Street (a stub street). Staff recommends approval of plat and variance.

Mr. Baird opened the public hearing.

Mr. Derek Lee, 2100 E. Woodhurst, representing the owner. The intent is to combine this land with the 40 acre piece and the existing Prime facility and turn it into a very large piece of land for development. Prime has an agreement with the City of Springfield and the adjourning property owners to build onto Packer Avenue.

Mr. Baird asked about the land on the west end of the proposed project.

Mr. Lee noted that the area is in flux and have not submitted any preplan review.

Ms. Cox asked about stormwater retention for the area and asked if the current detention/drainage easement will stay for the current phase.

Mr. Lee stated that there will be a very large detention basin and the current plan has a multi-use detention basin that will have some park area with trees so Prime employees can use. There is also a proposed detention basin on the far west side for a total three detention basins.

Mr. Baird closed the public hearing.

COMMISSION ACTION:
Mr. Doennig motions that we approve Preliminary Plat New Prime Phase 2 (2800 North Cedarbrook Avenue and Packer Avenue).
Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

PUBLIC HEARINGS:

Conditional Use Permit 419
1124 East Elm Street
Applicant: Lantz 1124, LLC

Mr. Hosmer states that the applicant is requesting to reduce the front yard setback along Elm Street, a collector roadway, from twenty-five (25) feet to eighteen (18) feet. The reduced setback will allow the proposed fraternity building to be placed closer to Elm Street. City Council has approved other similar requests for reduced front yard setbacks near the MSU campus specifically along Kimbrough Avenue and Bear Boulevard. The existing building at 1150 E. Elm St., which is also on the south side of Elm Street, is located approximately 17 feet from the front property line. This would be consistent with the proposed setback reduction on the subject property. Staff recommends approval of this request with the conditions stated below:

The regulations and standards shall govern and control the use and development of the land in Use Permit Number 419 in a manner consistent with the site plan. The front yard setback along Elm Street may be reduced to eighteen (18) feet and the proposed fraternity building shall be located and constructed in substantial conformance to the site plan.

Mr. Baird opened the public hearing.

Mr. Dave Bodeen, 304B W. Erie, representing the owner and stated that this allows us to bring the building closer to the street and that the front of the building stays at the 25 foot set back. It has a two story colonial style porch with a balcony that has no access to the second story.

Mr. Baird asked when this issue came up in the process and was noted that it came up in the plan review process and the owner decided to keep the balcony and request a Conditional Use Permit.

Ms. Cox asked if there is a fraternity to the west and it was confirmed that there is one.

Mr. Baird closed the public hearing.

COMMISSION ACTION:
Ms. Cox motions that we approve Conditional Use Permit 419 (1124 East Elm Street). Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

OTHER BUSINESS :

This is a Text Amendment request to Initiate Change to term limits for Planning and Zoning Commissioners:

Currently, the Planning and Zoning Commission members may be reappointed for a maximum of two, four year terms. Staff is proposing removing the maximum two term limits but still require that members be subject to the reappointment process after every two, four year term. Currently there are no term limits on the number of terms citizens may serve on some other City boards and Commission. This amendment will increase continuity and provide for more experienced Commission membership. Staff is also proposing changing the Landmarks Board term limits as well. Staff believes that amendments to the Zoning Ordinance, to remove the term limits, should be initiated and brought back to the Planning and Zoning Commission for discussion and consideration.

COMMISSION ACTION:
Mr. Ray motions that we approve the Text Amendment to Initiate Change to term limits for Planning and Zoning Commissioners and the Landmarks Board. Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

Mr. Baird stated that Mr. Ray, Commission member would like to address the committee on the Comprehensive Plan

Mr. Ray noted that he has had discussions with other commissioners over the last couple years and have seen issues with Planning and Zoning cases where it has been noticed that they City's Comprehensive Plan is outdated and states:

"Springfield's Comprehensive Plan, or Master Plan was last updated over 15 years ago. It is important to note that the Field Guide 2030, which was approved a few years ago, is a strategic plan, and not an update to the City's Comprehensive Plan. Our laws require the P&Z Commission and City Council to make decisions for the orderly physical development of the city based on findings from the Comprehensive Plan, public hearings, and other relevant data. State law, and the City's Charter gives the power, authority, and responsibility to the P&Z Commission to maintain and update the City's Master Plan.

A complete update of the Plan is huge undertaking, and because Springfield's Long Range Planning division was eliminated during the recession and other City Planning positions have been frozen and not filled after people left their positions, the City will most likely need to hire outside help from a consultant to complete this job.

The Growth Management and Land Use portion of the Plan is what we primarily rely upon as a commission to make decisions, and it is what City staff is required to reference in their findings for each case included in our meeting packets. At the very least, we need to update the City's Growth Management and Land Use Plan to make sure it is in line with the values and desires of our community, and that it is taking into account the many changes that have occurred within our community since it was updated in 2001.

In order for to initiate this project, I move to recommend City Council appropriate funds during the next fiscal year in order for the commission and the city's planning & development department to carry out the duties of the commission as set forth in the city charter and Missouri state statutes to update Springfield's Growth Management and Land Use section of the Master Plan."

Mr. Baird asked for clarification that the board members can take a motion.

Mr. Rykowski stated that it is within the board boundary to make a motion and said that we should make a formal resolution that will be sent to City Council as part of your general role as Planning and Zoning Commission.
Ms. Smith stated that the Department of Planning is in the budget process and will be submitting budget priorities to the City Manager and the finance department. One of the budget priorities that will be submitted will be a request for funds to hire a consultant to prepare an update to the Growth Management Land Use Plan as well as have a staff senior planner who would manage that process and be available to start the Comprehensive Planning process. This request by Mr. Ray will lend support and credence to the budget request.

COMMISSION ACTION:
Mr. Ray motions to update Springfield's Growth Management and Land Use Plan. Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

Elections 2016 Chair and Vice Chair:

Mr. Baird stated that he has enjoyed serving on the committee for the last four years and chair the past year.

He asked for any nominations.

Mr. Edwards and Ms. Cox would like to nominate Jason Ray as Chair.

COMMISSION ACTION:
Mr. Doennig motioned to cease the nomination. Ms. Cox seconded the motion. Mr. Baird asked the commissioners to vote for Jason Ray as Chair. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

Mr. Baird asked for nominations for Vice-Chair.

Ms. Cox would like to nominate Randy Doennig for Vice-Chair.

COMMISSION ACTION:
Mr. Edwards motioned to cease the nomination. Ms. Cox seconded the motion. Mr. Baird asked the commissioners to vote for Randy Doennig as Vice-Chair. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None