



City of Springfield

Agenda

Administrative Review Committee

September 26, 2024

3:30 PM

2 West Conference Room
Busch Building
840 Boonville Avenue
Springfield, Mo 65802

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. September 12, 2024

3. HEARINGS.

3.1. ARC2024-00040

1630 N JEFFERSON AVE ~ PD 386 Final Development Plan ~ ARC

Applicant: OLSSON

Work Type: 04.Planned Development - Final Development Plan (Administrative)

4. JOIN ZOOM MEETING.

4.1. 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.

September 12, 2024
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.

ARC2024-00038

4860 W JUNCTION ST

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Chad Zickefoose, Martin Gugel and Steve Childers. Staff: Daniel Neal, Justin Crighton, Laura Vales and Samantha Payne (via zoom).

REPRESENTATIVE: Ryan Stalzer, Ryan Stack, Dick Moger, and Jack Praznik
Daniel went over what is being requested.

Representative gave a brief summary, i.e., existing bldg with pink concrete all around (requires maintenance), planning on tearing it out and put a retaining wall in and not changing the parking lot configurations or building additions.

Representative noted that the existing concrete slope is deteriorating and needs to be replaced.

Staff: Discussion on the code and how it is worded.

Representative went over that they will be backfilling and to the edge of the building.

Staff: Noted in 2019 ARC approved sidewalk buyout along Broadview Place

ARC ACTION:

Chad motioned to waive the sidewalk requirement along Junction Street until such time as future development. Martin seconded. 3/0 Approved

Result: Approved

ARC2024-00039

3830 S LONE PINE AVE

Applicant: VINE PAIRINGS LLC

Work Type: Land Development Code Unclear

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ATTENDANCE: Chad Zickefoose, Martin Gugel and Steve Childers. Staff: Daniel Neal, Justin Crighton, Laura Vales and Samantha Payne (via zoom).

REPRESENTATIVE: Denise Allsop, Austin Allsop, and Thomas Hearne

Daniel went over what is being requested.

Representative wants to it correct and follow code.

Staff noted that the gravel parking lot is a nonconforming structure/pre-existing/grandfathered and are in the middle of new rewriting the zoning code. Currently you are not expanding the nonconforming use for the non conforming structure by adding something to it?

Representatives noted that they are not adding a permanent structure nor will be adding a concrete pad, but will use permeable pavers for a dust free surface as recommended at this meeting.

Discussion on what exactly will be put down and what permits are required for a temporary use

Representatives went over the pavers and that they will need to be level with the top of the ground, but only the size of the perimeter (food truck).

ARC ACTION:

Steve motioned to support the application of a food truck on this site based on the determination that there is no expansion of the non-conforming structures and that the proper permits will be filed for and adhered to based on the vendor site requirements. Chad seconded. 3/0 **Approved w/Conditions.**

Chad motioned to approve the minutes for September 5, 2024. Martin seconded. 3/0. **Approved**

Result: ApprvCond