



City of Springfield

Agenda

Planning and Zoning Commission

Natalie Broekhoven, Chair

Bill Knuckles, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Bruce Colony
Eric Pauly
Dan Scott
Randall Doennig

December 19, 2024

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. November 7, 2024

3. COMMUNICATIONS.

3.1. November 2024 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

5. UNFINISHED BUSINESS.

5.1. Z-29-2024 COD 263
3697 & 3703 North Glenstone Avenue (Applicant: South Valley Apartments, LLC and Mike Seitz)

6. PUBLIC HEARINGS.

6.1. Z-30-2024 COD 264
2409 North Boonville Avenue (Applicant: Locust Investments, LLC)

6.2. Z-31-2024
3505 South Campbell Avenue (Applicant: Westport Management, LLC)

- 6.3. Z-32-2024 COD 265
2224 & 2234 West Phelps Street (Applicant: Paul Mueller Company)
- 6.4. Z-33-2024
910 & 920 South West Avenue (Applicant: Greene County)
- 6.5. Z-34-2024 COD 266
851 East Primrose Street (Applicant: Lester E. Cox Medical Centers)
- 6.6. Conditional Use Permit 477
2854 West Grand Street (Applicant: Greene County Baptist Association)
- 6.7. Conditional Use Permit 478
3080 East Cherry Street (Applicant: Franklin Partners, LP)

7. OTHER BUSINESS.

- 7.1. Preliminary Plat of Chimney Rock Subdivision
3040 South Arcadia Avenue (Applicant: JCRS Development, LLC)
- 7.2. Preliminary Plat North Glenstone Heights
3627, 3697 & 3703 North Glenstone Avenue (Applicant: South Valley Apartments, LLC and Mike Seitz)
- 7.3. Preliminary Plat of Spirit Filled Estates
3114 East Sunshine Street and 2658 South Hillsboro Avenue (Applicant: First United Church of Springfield, Inc.)
- 7.4. 2025 Planning and Zoning Commission Schedule

8. ADJOURN.

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.