



## City of Springfield

### Agenda

#### Administrative Review Committee

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April 3, 2025

3:30 PM

Via Zoom/ Development Review  
Conference Room 199  
840 Boonville Avenue  
Springfield, Mo 65802

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**1. ROLL CALL.**

**2. MINUTES FROM LAST MEETING.**

2.1. March 6, 2025

**3. HEARINGS.**

3.1. ARC2025-00006  
3802 W NICHOLS ST ~ Hartman Washdown Pit - PRJ2025-00275 ~ ARC  
Applicant: CRAWFORD, MURPHY & TILLY, INC.  
Work Type: Fee-in-lieu of sidewalk

**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.**



**March 6, 2025**  
**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.

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**ARC2025-00004**

1325 S WEST AVE

**Applicant:** BRANDON BOYD

**Work Type:** Fee-in-lieu of sidewalk

**ATTENDANCE:** Steve Childers, Dan Scott, and Travis Campbell. Staff: Laura Vales, Chad Zickefoose and Samantha Payne via Zoom.

**REPRESENTATIVE:** Jeff Wells, Brandon Boyd, and Buck Keltner

**PUBLIC:**

Bob: Went over the request for fee-in-lieu of on West Avenue.

Chad: Meets two of the four requirements for the fee.

Dan: Seems reasonable.

Applicant: Has questions about the fee and wants to know if it can be voided or reduced as he brought in sewer, water and electric to the site and have spent a lot of expenses on this project, i.e., interest rates, etc.

Staff: Can apply for unusual circumstances, but fees are not considered as part of a hardship.

Applicant: Went over some difficulties, telephone/electric poles, ditch, etc., and stated that his permit has taken over two years to process.

Staff: Went over the fee-in-lieu of ordinance and where the fee is kept (same council zone and same quadrant).

Staff: Also noted that it may be possible to build the sidewalk on the opposite side of the road (has been approved for fee-in-lieu of or pay the fee).

Staff: Gave out Brett Foster's name for any concerns or problems.

Applicant: Will look into sidewalk on other side of the road or about getting a hardship.

**ARC ACTION:**

Dan motioned to approve. Steve seconded. 3/0 **Approved**

**Result:** Approved

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**ARC2025-00005**

1530 E ERIE ST

**Applicant:** CORYELL COLLABORATIVE GROUP-TEAMC

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

**ATTENDANCE:** Steve Childers, Dan Scott, and Travis Campbell. Staff: Laura Vales, Chad Zickefoose and Samantha Payne via Zoom.

**REPRESENTATIVE:** Ime Usukamah, Harlan Hill

**PUBLIC:**

Bob: Went over the request.

Harlan: Surveyor more utilities on the west boundary, which is closer to the area of construction and Ime has come up with a proposal by relocating the existing carports and then construct new garages in their space.

Harlan: Any trees/shrubs removed will be replanted based on the survey by the contractor.

Staff: Believes this still substantially conforms to what was approved.

**ARC ACTION:**

Steve motioned to approve the final plan as amended recognizing that it substantially conforms to what was approved. Dan seconded. 3/0 **Approved**

Travis motioned to approve the minutes for February 27, 2025. Steve seconded. 3/0 **Approved**

**Result:** Approved