



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Bill Knuckles
Helen Gunther
Betty Ridge

Bruce Colony
Eric Pauly
Christopher Lebeck
Layne Hunton

July 17, 2025

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. June 12, 2025

3. COMMUNICATIONS.

3.1. June 2025 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

4.1. Relinquishment of Easement 961
2705 East Diamond Street (Applicant: New Prime, Inc.)

5. UNFINISHED BUSINESS.

6. PUBLIC HEARINGS.

6.1. Z-10-2025 COD 273
2961 East Republic Road and 4152 South Middleton Avenue (Applicant: Windmill Holdings, LLC)

6.2. Z-11-2025 COD 271
2701 & 2747 East Sunshine Street and 2662, 2702, 2710 & 2740 East Stanford Street
(Applicant: Schweitzer Church)

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.

- 6.3. Z-12-2025
2800 North Kansas Expressway (Applicant: Khan Family Properties, LLC)
- 6.4. Z-13-2025 COD 272
1100 East Kearney Street, 1101 East Turner Street, 2306 North Howard Avenue and
2303 & 2307 North Taylor Avenue (Applicant: Elevate Lives)
- 6.5. Planned Development 392
3830 East Division Street (Applicant: East Division Development, LLC et al)
- 6.6. Conditional Use Permit 482
1212 North Broadway Avenue (Applicant: MC Thompson Holdings, LLC)
- 6.7. Vacation 842
2961 East Republic Road (Applicant: Windmill Holding, LLC)

ADMINISTRATIVE ACTION: SUBDIVISIONS

- 6.8. Preliminary Plat of Terragreen Condominiums Phase VI
2305 South Blackman Road (Applicant: 2305 Blackman Road Bldg A, LLC, Blackman
Road Properties, LLC, ERCO Real Estate Company, LLC, and H2D2-TGD, LLC)

7. OTHER BUSINESS.

- 7.1. Subdivision Variance 358
2701 & 2747 East Sunshine Street (Applicant: Schweitzer Church)
- 7.2. Master Sign Plan Mercy Springfield South Campus
3020, 3023 & 3050 East Riverbluff Boulevard, 3026 East Evans Road and 6217 South
Southwood Avenue (Applicant: Mercy Health and Tea Properites MO II, LLC)
- 7.3. Amendments to the Publication / Posting Retail Liquor Sales
Citywide (Applicant: City of Springfield)

8. ADJOURN.