



City of Springfield

Agenda

Administrative Review Committee

September 25, 2025

3:30 PM

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

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. September 11, 2025

3. HEARINGS.

3.1. ARC2025-00025
2655 N GRANT AVE ~ Mesa Addition ~ ARC
Applicant: MICHAEL STALZER
Work Type: Land Development Code Unclear
739 W TALMAGE ST SPRINGFIELD MO

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 11, 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.

ARC2025-00024

4580 W CALHOUN ST

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Brad Musick, Justin Crighton, and Chad Zickefoose. Staff: Bob Hosmer, Laura Vales, and Samantha Payne (Zoom)

REPRESENTATIVE: Ryan Stalzer

PUBLIC:

Staff: Went over the request - Property owner, undertaking an expansion project involving a new parking lot, sought to minimize or defer new sidewalk construction requirements (expanding an existing building and adding a parking lot, which triggers city sidewalk requirements).

Chad: During a prior office addition project, ARC denied the owner's request to pay a "fee in lieu" (payment instead of construction) for sidewalks. Instead, ARC required the construction of 500 feet of sidewalk, proportional to that specific project, but deferred the remaining sidewalk requirements due to the property's large frontage.

Ryan: Requesting to further minimize sidewalk construction for the new parking lot, ideally through another "fee in lieu" and the owner is concerned about trucks from an adjacent property driving over the curb and potentially damaging any new sidewalk. The owner worried about responsibility for repairs. The committee clarified this as a separate city right-of-way issue, not directly impacting the sidewalk requirement decision.

ARC ACTION: (3 parts)

Chad motioned to (1) Deny the current request for a "fee in lieu" of sidewalk construction. (2) Require the immediate construction of sidewalk connecting the existing driveway to the new driveway on West Calhoun. (3) Defer all remaining sidewalk requirements (for the rest of West Calhoun and Westgate frontage) until the property owner applies for the next building permit. Brad seconded. 3/0 **Other (see 3 part motion)**

Stipulation for Future Deferral: It was explicitly stated that the next building permit application would be the **final** opportunity to address all outstanding sidewalk obligations. At that time, the owner must either fully construct all remaining sidewalks, pay a "fee in lieu" for them, or implement a combination of both, with no further deferrals permitted per ARC members (Brad Musick, Justin Crighton, and Chad Zickefoose).

Justin motioned to approved the September 4, 2025 minutes. Chad seconded. 3/0 **Approved**

Result: Other