



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

October 9, 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. September 25, 2025
3. **COMMUNICATIONS.**
 - 3.1. September 2025 Planning and Zoning / City Council Actions
4. **CONSENT ITEMS.**
 - 4.1. Relinquishment of Easement 964
2709, 2713 & 2719 South Austin Avenue (Applicant: Dyke Industries, Inc.)
 - 4.2. Request to Acquire 549
1436 West Hovey Street (Applicant: City Utilities of Springfield)
5. **UNFINISHED BUSINESS.**
 - 5.1. Z-16-2025
2565 North Kansas Expressway (Applicant: Neal Wood, Morris Loan and Investment Company)

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.

- 5.2. Planned Development 392
3830 East Division Street (Applicant: East Division Development, LLC et al)
- 5.3. Subdivision Variance 360
3830 East Division Street (Applicant: East Division Development, LLC et al)

6. PUBLIC HEARINGS.

- 6.1. Z-19-2025
3907 South York Avenue and 4000 South Jonathan Avenue (Applicant: Brenda Boehm / Boehm Family Trust and Wire Road Development, LLC)
- 6.2. Z-21-2025
426 North Warren Avenue (Applicant: Paul Mueller Company)
- 6.3. Z-22-2025
2404 East Sunshine Street (Applicant: Deckard & Ward, LLC)

ADMINISTRATIVE ACTION: SUBDIVISION

- 6.4. Preliminary Plat of Mercy Springfield South Campus
6375 South Innovation Avenue and 6217 South Southwood Avenue (Applicant: Tea Properties of Missouri II, LLC)

ADMINISTRATIVE ACTION: SUBDIVISION

- 6.5. Preliminary Plat of J & M Tillman Center
1650 South Ingram Mill Road (Applicant: J & M Tillman, LLC)

7. OTHER BUSINESS.

- 7.1. Subdivision Variance 359
3303 & 3315 South Campbell Avenue (Applicant: Wal-Mart Stores, Inc., 8721)
- 7.2. Initiate Land Development Code Text Amendments
Citywide (Applicant: City of Springfield)
- 7.3. Initiate Update to the Official Zoning Map
Citywide (Applicant: City of Springfield)

8. ADJOURN.

