



City of Springfield

Agenda

Administrative Review Committee

January 15, 2026

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. December 18, 2025

3. HEARINGS.

3.1. ARC2025-00033

2125 N GOLDEN AVE ~ Doing Steel Sidewalk - ARC ~ ARC

Applicant: DAVID BODEEN

Work Type: Fee-in-lieu of sidewalk

3.2. ARC2026-00001

3560 E EVERGREEN ST ~ Sherwin Williams Flooring Warehouse PRJ2025-02483

Applicant: COOK, FLATT & STROBEL ENG, PA

Work Type: Fee-in-lieu of sidewalk

3.3. ARC2026-00002

280 N EASTGATE AVE ~ Escrow Sidewalk and Propose Parcel of land ~ ARC

Applicant: K9 HIDEAWAY, LLC

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.

December 18, 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.

ARC2025-00034

3299 N VERNON RD

Applicant: AMANDA BOTH

Work Type: Right of Way Reduction

ATTENDANCE: Justin Crighton, Chad Zickefoose, and Rodney Wurgler. Staff: Bob Hosmer, Kyle Tolbert, Joe Codichini, Grady Porter (zoom).

REPRESENTATIVE: Derrick Estell and Albert Polocoser

PUBLIC:

Staff: Went over the request - right-of-way reduction from the standard 70 feet, specifically for Phase 1A of the Hawkins Mill Development.

Rep: Hawkins Mill is a 100-acre master-planned development in North Springfield. Phase 1A is slated for a Good Samaritan Boys Ranch facility, intended as a housing facility (not a summer camp), which recently received state funding approval. The development requires an extension of Summit, a secondary arterial road, through the property. Securing the necessary right-of-way and easements from adjacent property owners has been challenging: Rita Pinkney (Northeast quadrant) has verbally agreed to dedicate right-of-way within reason but negotiations are ongoing, and the intersection/roadway design is not yet finalized and are mindful of not encroaching too close to her home. The neighbor (South) has been unresponsive, making it difficult to acquire necessary easements from that side. We are seeking to proceed with platting Phase 1A to avoid delays while right-of-way negotiations continue and believe they can still fit necessary roadway improvements for Phase 1A with a reduced right-of-way, with the intent to acquire the full right-of-way later if negotiations are successful.

ARC ACTION:

Chad motioned to approve the Right of Way Reduction for Phase 1A of Hawkins Mill only (any future phases would require a separate review and approval for right-of-way standards). Justin seconded.

3/0 Approved

Result: Approved

December 18, 2025
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Springfield, Missouri

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ARC2025-00035

1423 N BEVERLY AVE

Applicant: MAX SHARSHUKOV

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Justin Crighton, Chad Zickefoose, and Rodney Wurgler. Staff: Bob Hosmer, Kyle Tolbert, Joe Codichini, Grady Porter (zoom).

REPRESENTATIVE: Max Sharshukov

PUBLIC:

Staff: Went over the request - defer the required sidewalk construction for the Beverly property. An administrative subdivision is pending approval to reconfigure lots on the property. This administrative subdivision necessitates the construction of sidewalks and the developer wishes to build the sidewalks but prefers to delay construction until the homes are being built. This approach aims to: Prevent damage to new sidewalks during home construction and ensure proper grading and seamless integration of sidewalks with the final home elevations. The requirement will be tied to the individual building permits for each home, with sidewalks needing to be completed before the issuance of occupancy permits and the developer needs to contact Andrew (presumably for admin sub approval), after which five individual building permits will be issued, each including a driveway and sidewalk permit that must be closed out before occupancy can be granted. **ARC**

ACTION:

Chad motioned to approve delaying the construction of the required sidewalk to time of construction before issuance of occupancy permits. Justin seconded. 3/0 Approved w/conditions

Justin motioned to approve the November 13, 2025 minutes. Chad seconded. 3/0 Approved

Result: ApprvCond