

SPRINGFIELD MUNICIPAL ZONING APPEALS BOARD
TUESDAY, February 8, 2022
MEETING MINUTES

Board Members - Present

Buzzy Poole
Carolyn Woodward
Carolyn Sherrod
Adam Veitschegger
Larry Simmons

Board Member - Absent

Staff - Present

David Brewer
Kimberly Atlee
David Fauth

1.0 Call to Order

Chairman Poole called the meeting to order at 5:00 P.M.

1.1 Pledge of allegiance to the American flag

1.2 Roll Call

5 present, 0 absent – there was a quorum

1.3 Approval of Minutes of the Board of Zoning Appeals held November 9, 2021

Chairman Poole called for a motion to approve the November 9, 2021 minutes. Carolyn Woodard moved to approve. The motion was seconded by Carolyn Sherrod, passed with all in favor.

2.0 New Business

2.1 Variance Request: (VAR2022-01)

Chairman Poole asked staff to read the request into the records; David Woodard is requesting a 5 ft. variance to reduce the required front yard setback from 30 ft. to 25 ft. on 3rd Ave W to allow for a single-family dwelling to be constructed at 220 North Garner Street (Map 080G, Group A, Parcel 011.01, lot 2A).

City Planner, Kimberly Atlee presented case number VAR2022-01 request. There were 9 out of 9 criteria met in the Springfield Zoning Ordinance, section 11-1305 Zoning Variances C Standards for Variances. This variance request was submitted to the city departments for review and corrections were made to meet minimum regulations. Public Notice was posted in the newspaper on January 25, 2022. There were calls with general questions about how the water run-off would be handled. Mr. Woodard had an engineer study done that required a retaining wall to be installed. Board confirmed with Mr. Woodard that the residence would be his primary residence.

Chairman Poole called for a vote. Adam Veitschegger moved to approve the Variance request. The motion was seconded by Carolyn Sherrod, passed by a 5-0 roll call vote.

2.2 Conditional Use request: (CON2022-01)

Chairman Poole asked staff to read the request into the records; Jessica Davis and Douglas Winnet are requesting a conditional use permit to have an event house at 607 5th Ave West.

City Planner, Kimberly Atlee presented case number CON2022-01 request. The above general requirements for Conditional Use Permit are met. This conditional use request was submitted to the city departments for review. The only concern was the parking arrangement. Public Notice was posted in the newspaper on January 25, 2022. Public Notice letters were mailed to adjoining property owners. There were a few calls but no concerns were made to staff. Board was concerned about parking availability and number of attendees. Ms. Davis stated she had verbal agreements with the Public Library and Dr. Onstott to use their parking lots after hours as well as public parking at the Middle School. Ms. Davis stated the maximum occupancy would be 40 attendees at any given time. City Planner, Kimberly Atlee stated; the right to operate an event house runs with the ownership and not the land. If the event house establishment becomes a nuisance to the neighborhood, the conditional use permit can be revoked by the BZA by action after notice and public hearing. The owners have been given the Event House regulations. And have been informed signage and any structural remodeling will need permits.

Chairman Poole called for a vote. Larry Simmons moved to approve the Variance request. The motion was seconded by Carolyn Sherrod, passed by a 5-0 roll call vote.

3.0 Old/Other Business

Next BZA meeting is March 8, 2022

Adjournment

Chairman Poole calls for a motion to adjourn. The motion was approved with all in favor.

Board of Zoning Appeals adjourned at 5:32 P.M.

Buzzy Poole, Chairman

Attest:

Kimberly Atlee, City Planner

