

MINUTES
PLANNING COMMISSION
Springfield Municipal/Regional Planning Commission
Thursday, February 3, 2022

Commissioner's present

Chairman David Allen
Dustin Thomas
Alderman Jeff Gragg
Virginia Boyd
Buzzy Poole
Betty Lynn Richert
Robert Bibb
Tony Townsend

Commissioner's absent

Skylar Tackett

Staff present

David Brewer
Kimberly Atlee
David Fauth
Samantha Arms

1.0 Call to Order

Chairman Allen called the meeting to order at 5:00 PM

1.1 Pledge of allegiance to the American flag

1.2 Roll Call – 8 present, 1 absent – we had a quorum

1.3 Commissioner Poole moved to approve the minutes from the Planning Commission meeting held January 11, 2022. The motion was seconded by Commissioner Thomas and passed all in favor.

2.0 David Brewer, Community Development Director, report on PC agenda

2.5 Road name change: Renaming a portion of 17th Avenue East to Rose Street. Chairman Allen noted item 2.5 needed to be added to the official agenda. A motion was made by Commissioner Gragg. The motion was seconded by Commissioner Poole and passed all in favor. The item remains as item 2.5 on the agenda.

2.1 Case Number (PUD2022-01) Final Planned Unit Development (PUD) Master Plan for Spring View Village. Brewer explained to the board that the developer and engineers could not make it to the meeting to represent so he would bring forth the item on their behalf. Brewer explained the overall project and the upcoming sections that will be submitted if the Master Plan is approved. Brewer stated staff recommends approved of the final master plan. Board concerns mentioned: Are the adjoining property owners accepting of the proposed buffer area, where does the project go from here, and if any soil boring had been done? Brewer explained they have worked with the engineers and are accepting of the proposal and that Mr. Batson is selling additional property to allow for future potential development. Brewer explained the subdivision plats for the sections and site plans would be submitted as the next step and that no soil boring had been done yet but he anticipates they would for the multi-family sections.

Commissioner Thomas made a motion to approve. The motion was seconded by Commissioner Townsend and passed by 8-0 via roll call vote.

2.2 Case Number (ANX2022-01) Discuss and possibly take action on Annexation and Rezone on 5th Ave E. Doc Johnson has petitioned to annex a portion of multiple parcels totaling 65 acres for a proposed 125 home development. In addition, a 2,600+/- sq. ft. portion of Nancy Wilks property will be annexed as well. Board concerns: preservation of the historic African American cemetery located on the property and questioned the timeline for the project. The board requested it be undisturbed, fenced and properly named as part of the resolution and on the subsequent plans. Brewer and Josh Lyon from Klober engineering said that would be addressed and noted on the plans and the developers are in agreement. Josh Lyon stated construction documents would be drawn in the next couple months and construction begin next spring or summer.

Commissioner Poole made a motion to approve. The motion was seconded by Commissioner Richert and passed by 7-0-1 via roll call vote. Mr. Bibb abstained due to family connections.

2.3 Case Number (RZ2022-02) Discuss and possibly take action on Rezone for property on 5th Ave E (Johnston and Wilks). Brewer stated in conjunction with previous annexation, Doc Johnson and Ms. Wilks are requesting rezoning from CG to R7. Ms. Wilks requested rezoning due to a house on the property that would not be allowed to rebuild in current CG zoning. Staff recommends approval.

Commissioner Gragg made a motion to approve. The motion was seconded by Commissioner Thomas and passed 7-0-1 via roll call vote. Mr. Bibb abstained due to family connections.

2.4 Case Number (SUB2018-15) Discuss and possibly take action on the performance surety renewal for Eden Pointe, Phase 1. Kimberly Atlee stated the bond is a renewal in the amount of \$15,000.00 to finish the top coat of asphalt.

Commissioner Bibb made a motion to approve. The motion was seconded by Commissioner Thomas and passed 8-0 via roll call vote.

2.5 Road name change: Renaming a portion of 17th Avenue East to Rose Street. Kimberly Atlee stated E911 would like to rename the portion of 17th Ave E. to Rose Street to make Rose St. consistent. It would affect 3 parcels but only one current resident. Board questioned if 17th Ave. continued on, and if there was any pushback from the resident. They also confirmed it would be the only Rose Street in Springfield. Ms. Atlee noted there is a break in 17th Ave E and it picks up further down however Rose Street connects to this portion and that there was no pushback. Ryan Martin noted that the city has purview to name the roads, however E911 has already made the change on their end. It was confirmed to be the only Rose Street in Springfield.

Commissioner Gragg made a motion to approve. The motion was seconded by Commissioner Poole and passed 8-0 via roll call vote.

3.0 Kimberly Atlee, City Planner, reported on the February 8, 2022 BZA meeting agenda.

3.1 Case Number (VAR2022-01) David Woodard is requesting a 5 ft front yard variance at 220 Garner Street.

3.2 Case Number (COND2022-01) Jessica Davis and Douglas Winnet are requesting a Condition Use for an Event Venue at 607 5th Ave W.

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. Planning Commission adjourned at 5:30 PM.


Virginia Boyd, Planning Commission Secretary

ATTEST:


David Brewer, Community Development Director

