

**SPRINGFIELD MUNICIPAL ZONING APPEALS BOARD
TUESDAY, APRIL 11 2023
MEETING MINUTES**

Board Members - Present

Carolyn Woodard
Larry Simmons
Adam Veitschegger

Board Member - Absent

Carolyn Sherrod
Buzzy Poole

Staff - Present

David Fauth
Marla Ellis
David Brewer
Kimberly Atlee

1.0 Call to Order

Dr. Veitschegger called the meeting to order at 5:03 P.M.

1.1 Pledge of allegiance to the American flag

1.2 Roll Call

3 present, 2 absent – there was a quorum

1.3 Approval of Minutes of the Board of Zoning Appeals held January 10, 2023

Dr. Veitschegger called for a motion to approve the January 10, 2023 minutes. Larry Simmons moved to approve. The motion was seconded by Carolyn Woodard and passed all in favor.

2.0 New Business

2.1 Case Number VAR2023-02

Dr. Veitschegger asked staff to read the request into the records; Mr. Matt Burnett on behalf of Urban South Group LLC., is requesting 3 variances; An 8 ft. front yard variance off 19th Ave W. to reduce the front yard setback from 25 ft. to 17 ft., a 9 ft. front yard variance off Gladys St. to reduce the front yard setback from 25 ft. to 16 ft., and a 3 ft. side yard variance to reduce the side yard setback from 8 ft. to 5 ft. The purpose is to allow a 32 ft. x 20 ft. (1,265 sq. ft.) single-family home residence on the property.

Planner, David Fauth presented case number VAR2023-02. There were 8 out of 9 criteria met. This request was posted in the newspaper, letters to the adjoining neighbors, and submitted to the city departments for review. Bobby Allen with Public Works met Mr. Burnett on site and approved the proposed driveway locations. No other concerns were noted. Public Notice for the BZA was posted in the newspaper on March 28, 2023. Public Notice letters were mailed to adjoining (5) Property owners. There were no inquiries from neighboring property owners. The city departments were notified with no concerns.

Dr. Veitschegger asked the board if they had any questions. Mr. Simmons asked if there were any concerns voiced. Planner Fauth stated there were no comments voiced or submitted prior. No one in the audience elected to speak against the request.

Dr. Veitschegger asked for a motion. Larry Simmons moved to approve the Variance request. The motion was seconded by Carolyn Woodard and passed 3-0 via roll call vote.

2.1 Case Number CONDU2023-01

Dr. Veitschegger asked staff to read the request into the records; Electrolux is requesting a Conditional Use Permit to build a temporary gravel parking lot for 6 months at 1100 Industrial Dr. (Map 080N, Group A, Parcel 065.00).

Planner, David Fauth, presented case number CONDU2023-01. Electrolux has an approved site plan for a paved parking lot on a separate portion of the property. Electrolux is requesting the Conditional Use Permit to allow for temporary parking for staff in the interim while the permanent parking lot is constructed and paved. A granted Conditional Use permit for temporary parking is good for 6-months after which the site will be paved or taken out of service. A grading plan and permit will be required and approved by the City Engineer prior to construction. This property is located within an industrial area and the proposed gravel parking lot poses no public health or safety concerns. The above general requirements for Conditional Use Permit are met. This conditional use request was submitted to the city departments for review. Public works noted the temporary parking area must be restored to pre-existing conditions and notice of termination of Pollution Discharge Permit cannot be submitted until permanent vegetative stabilization is achieved. Public Notice was posted on the community board and in the newspaper on March 28, 2023. No public concerns were made to staff. Staff recommendation is for approval of the conditional use request.

Dr. Veitschegger asked the board if they had any questions. Ms. Woodard questioned the location of the parking in relation to the drainage pond. Planner Fauth noted it would be to the left of the fence away from the pond. Mr. Simmons asked if they would need to come back in 6-months if they have not finished the project. Planner Fauth stated if they are not complete, they would need to come back to the board to request an extension. Ms. Woodard asked Everest with Electrolux if he had anything to add. He stated he had nothing additional to add.

Dr. Veitschegger asked for a motion. Larry Simmons moved to approve the Conditional Use request. The motion was seconded by Carolyn Woodard and passed 3-0 via roll call vote.

3.0 Old/Other Business

3.1 Next BZA meeting is May 9, 2023.

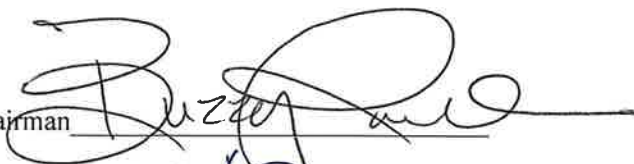
Senior Planner Kimberly Atlee reminded the board to submit training items for the planned training in June.

Adjournment

Dr. Veitschegger calls for a motion to adjourn. The motion was approved with all in favor.

Board of Zoning Appeals adjourned at 5:18 P.M.

Buzzy Poole, Chairman



Attest:

Kimberly Atlee, Senior Planner

