

Springfield Municipal/Regional Planning Commission

Thursday May 6, 2021 at 5:00 PM

Meeting Minutes

1.0 Call to Order

1.1 Pledge of allegiance to the American Flag was said

2.0 Roll Call:

Commissioner's present- Allen, Gragg, Tackett, Townsend, Bibb, Thomas, Richert, Poole

Commissioners absent- Boyd

Commissioners roll call were 8 present and 1 absent, there was a quorum.

Guests present: See attached list

4.0 Approval of Minutes of April 1, 2021 Meeting:

Motion to approve the April 1st 2021 minutes was made by Commissioner Poole, seconded by Commissioners Thomas & Bibb. April 1st, 2021 minutes were approved unanimously with a vote of 8 - 0.

4.1 Brenda Haynes Subdivision Plat

Chairman Allen asked for a motion to discuss item 4.1 Brenda Haynes Subdivision Plat, Commissioner Townsend made the motion to discuss and the second by Commissioner Thomas. Staff introduced this subdivision plat; the name had been changed to Village Square. Staff explained that the plat name change was because the owner, Brenda Haynes was deceased and the estate had now sold it to JRF LLC. The plat is on the corner of Ruth St. & Golf Club Lane, the bond for this subdivision will be on the June 3 Planning Commission agenda. Commissioner Bibb made the motion to approve with a second by Commissioner Townsend. The subdivision plat was approved with a vote of 8 – 0.

4.2 Eden Pointe Phase 2 Performance Surety

The motion to discuss Eden Pointe Phase 2 Performance Surety was made by Commissioner Townsend and a second was by Commissioner Thomas. Staff presented the performance surety bond to the commission in the amount of Three Hundred and Forty-Seven Thousand, Five Hundred and One dollars (\$347,501.00) to guarantee infrastructure improvements. Commissioner Gragg made the motion to approve and Commissioner Poole seconds the motion. Acceptance of the performance surety bond in the amount of Three Hundred and Forty-Seven Thousand, Five Hundred and One dollars (\$347,501.00) to guarantee infrastructure improvements was approved with an 8 – 0 vote.

4.3 Annexation & rezoning of Kumar property located at 2923 Old Highway 431

Chairman Allen asked for a motion to discuss the annexation & rezoning of Kumar property located at 2923 Old Highway 431. Commissioner Thomas made the motion to discuss the Annexation & Rezoning of Kumar property located at 2923 Old Highway 431 and Commissioner Bibb seconds the motion. This property is proposed to come into the City of Springfield as an R7 PUD, this development would consist of apartments/townhomes, cottages & single-family homes. The existing residence would become a

clubhouse for the residents of the community along with other amenities. Commissioner Bibb made the motion to approve the annexation & rezoning of the property located at 2923 Old Highway 431 and to recommend the annexation & rezoning to the Board of Mayor & Aldermen. Commissioner Gragg seconds the motion, the motion passed with a vote of 8-0.

#### 4.4 Rezoning request for RA Benton Lane from R10 to MRO

Chairman Allen asked for a motion to discuss the rezoning request for RA Benton Lane, Commissioner Thomas made the motion to discuss and Commissioner Poole seconds the motion. This property is off of South Main Street near the intersection of Tom Austin Hwy. & South Main Street. The rezoning request to go from R10 to MRO was to be able for the developers to build townhomes on the property and there was to be a small amount of commercial at the front of the property. Staff had some reservations about the one entrance, the amount of traffic that would be put onto South Main St. and the possible issue with the stacking of vehicles coming out onto South Main St. onto RA Benton Lane. Commissioner Bibb made a motion to defer until the concerns of staff could be worked out. Commissioner Poole seconds the motion, the motion to defer passed with a vote of 8-0.

#### 4.5 Rezoning request of property on Tax Map 091G Grp L Parcel 009.00 & Tax Map 091G Grp. A Parcels 038.00 & 039.00 from R7 to MRO

Chairman Allen asked for a motion to discuss the rezoning request on 22<sup>nd</sup> Ave. from R7 to MRO, Commissioner Poole made the motion to discuss with Commissioner Thomas making the second. Staff introduce this rezoning request; the property is adjacent to the Woodland Street apartments on 22<sup>nd</sup> Ave. The proposal for the rezoning is to build apartments, staff's recommended 40 apartments for the development, which is 3,800 sq. ft per dwelling unit. The 3,800 sq. feet is in line with the number of apartments in the adjoining Woodland St. apartment complex. Commissioner Bibb made the motion to approve the rezoning request from R7 to MRO with the recommended 3,800 sq. ft per dwelling unit. Commissioner Tackett seconds the motion. Motion to rezoning with the recommended 3,800 sq. ft. per dwelling from R7 to MRO and to recommend this rezoning request to the Board of Mayor & Aldermen passed 8-0.

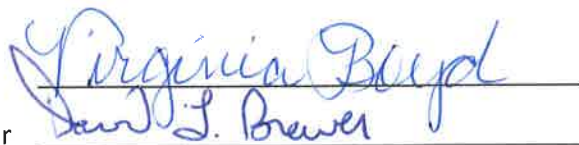
#### 5.1 Board of Zoning Appeals

The Board of Zoning & Appeals had one item for the May agenda, Brandon Russell, is requesting a 3 ft variance from the 25 ft. front setback to allow for a 22 ft. front setback on Leota Street & 17th Ave. W to allow for a single-family residence to be constructed.

Commissioner Poole made a motion to adjourn the meeting, Commissioner Townsend seconds the motion. Planning Commission adjourned at 6:05 p.m.

Virginia Boyd, Planning Commission, Secretary

David Brewer, Community Development Director



Virginia Boyd  
David J. Brewer