

Springfield Municipal/Regional Planning Commission

Thursday June 3, 2021 at 5:00 PM

Meeting Minutes

I. Call to Order

Pledge of allegiance to the American Flag was said

II. Roll Call:

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

Commissioners absent: none

Commissioners roll call: all were present, there was a quorum.

III. Approval of Minutes of May 6, 2021 Meeting:

Motion to approve the May 6, 2021 minutes was made by Commissioner Townsend, seconded by Commissioners Boyd. The May 6, 2021 minutes were approved unanimously with a vote of 9 - 0.

IV. PUBLIC HEARING

4.1 Preliminary Masterplan PUD at 2923 Old Hwy 431

Chairman Allen introduced the Preliminary Masterplan PUD for 2923 Old Hwy 431. Stated; this is where we hear from the public, their opinions and viewpoints. Those who want to speak raise your hand, when you are called, come to the front and state your name and address. You'll be addressing the board and speeches are limited to two minutes. Chairman Allen called upon those in favor first. Roy Dale, 516 Heather Place, Nashville stated; he was the engineer who put this development together and the plans have been revised according to comments from the Planning Commission by adding radius, turnarounds and cul-de-sacs. This will be a good addition to the City. #2 in favor is Sarbjeet Kumar, owner of subject property, stated; they have lived there for 30 years and it's time to downsize. This property is in a good location off Old Hwy 431 and suitable for a nice residential development to serve the community. Chairman Allen asked if there were any against the development. Henry Ford, 2851 Old Hwy 431, stated; this property adjoins his property to the East and North, his house sits 30 feet off the fence in the back, 16 houses are proposed going in behind and another 17 houses going in to the North. Worried about drainage coming back on his property and felt nicer houses should go there. #2 against, William Salsman, 137 Brandywine Lane, stated; he was opposed to the high-density development because schools are already maxed out with 7% poverty rate, this will import more poverty with the low-income housing which is a disserve to those here and will mean more police calls, he would be for medium density house and nicer homes. Said this development will impact Mr. Ford's property value and taxes. Chairman Allen asked if there were any more, seeing as none, he closed the Public Hearing.

V. OLD BUSINESS

5.1 Rezoning Wallace Road & Hwy 41N, from CG to CS, Map 069.00, Parcel 098.00

Chairman Allen asked for a motion to put the Rezoning from CG to CS on Wallace Road & Hwy 41N that was deferred on April 1, 2021 back on the floor for discussion. Commissioner Poole made the motion to discuss. Staff presented the rezoning request. The rezoning request was for the property to go from CG Commercial General to Commercial Services to allow for a motel to be allowed on the property at the corner of Hwy 41N & Wallace Rd. Staff discussed the concerns with the type of transient habitation. The partitioner has addressed items of concern and will have a brick stone façade, 44 interior rooms, hotel, 24-hour attendant, continental food service, conference rooms and guest laundry service. Staff stated they have met the requirements, this would be a good asset to the area for the businesses in the area, staff recommends approval.

Commissioner Thomas made the motion to approve the Rezone from CG to CS on Wallace Road & Hwy 41N and Commissioner Richert seconds the motion. Motion was approved, passed with a vote of 9-0.

VI. NEW BUSINESS

6.1 Preliminary Masterplan PUD at 2923 Old Hwy 431

Chairman Allen asked for a motion to discuss the Preliminary Masterplan PUD for 2923 Old Hwy 431, Commissioner Poole made a motion to discuss and Commissioner Thomas second. Staff presented the Preliminary Masterplan PUD request. The developer is proposing approximately 200 single family homes and another 368 mix-used residential units composed of townhomes, cottages and apartments. The proposed plans include a 26-foot road width, turnarounds and cul-de-sac, developed in phases, will have an on-site property management for the Home Owners Association, there will be a vegetive 25-foot buffer around the development and further landscape per the Ordinance, stormwater management and quality, underground utilities. To get the density the developer has to offer a solid plan that will benefit the community. The board asked questions; Mr. Ford identified his property, said his house and the development are too close. Mr. Kumar said he would not live on this property but will stay in the community. Mr. Dale described the development and said the designed is to have a wide variety of housing from apartments, townhomes, cottages and houses. Mr. Dale offered to discuss any concerns with Mr. Ford. Staff described PUD and how this development is laid out. Staff said the Board of Mayor and Alderman will have a public hearing June 15th on this development.

Commissioner Thomas made the motion to approve the Preliminary Masterplan PUD on 2923 Old Hwy 431, and Commissioner Tackett seconds the motion. Motion was approved, passed with a vote of 8-1.

6.2 Green Hills Performance Surety

Chairman Allen asked for a motion to discuss the Green Hills Performance Surety. Commissioner Bibb made a motion to discuss and Commissioner Thomas second. Staff presented the Green Hills Performance Surety request. Reyes Construction purchased this property and has done a lot of the infrastructure, surety amount for \$72,242 is to complete the final phase.

Commissioner Bibb made the motion to approve the Surety for Green Hills, and Commissioner Poole seconds the motion. Motion was approved, passed with a vote of 9-0.

6.3 Village Square Performance Surety Bond

Chairman Allen asked for a motion to discuss the Village Square Performance Surety Bond. Commissioner Bibb made a motion to discuss and Commissioner Poole second. Staff presented request. Property located on Ruth Street owned by Brenda Haynes, Ross Fann is putting up the surety for \$27,732 to complete the stormwater infrastructure, upon completion they will buy property and get an updated plat.

Commissioner Thomas made the motion to approve the Surety for Village Square Performance Surety Bond, and Commissioner Poole seconds the motion. Motion was approved, passed with a vote of 9-0.

6.4 Ordinance Amending Zoning Ordinance for Transient Habitation

Chairman Allen asked for a motion to discuss Amending Zoning Ordinance for Transient Habitation. Commissioner Poole made a motion to discuss and Commissioner Tackett second. Staff presented the Amendment request. The current zoning ordinances are lacking in regulations. Recommending to ensure value is being added to the City of Springfield, four chapters (2, 3, 6 and 13) of the Ordinance will need to be changed to enhance the transient habitation. Defined hotel, extended motel, use of transient habitation by zone.

Commissioner Poole made the motion to approve the Ordinance Amending Zoning Ordinance for Transient Habitation, and Commissioner Tackett seconds the motion. Motion was approved, passed with a vote of 9-0.

6.5 Ordinance Amending Chapter 6 of the Zoning Ordinance MRO Bulk Regulations

Chairman Allen asked for a motion to discuss Amending Chapter 6 of the Zoning Ordinance MRO Bulk Regulations. Commissioner Bibb made a motion to discuss and Commissioner Poole second. Staff presented the Amendment request. Developers want to build multi residential development but none of the commercial in the MRO district. Recommending to encourage

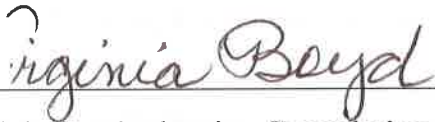
commercial development within MRO with a maximum commercial lot coverage of 60% and 40% without commercial coverage. Height and setbacks vary for commercial and residential.

Commissioner Bibb made the motion to approve the Bond, and Commissioner Gragg seconds the motion. Motion was approved, passed with a vote of 9-0.

VII. OTHER BUSINESS

Board of Zoning Appeals (BZA) meeting scheduled for June 8, 2021. Harvey Coombs is requesting (2) 4 ft variance from the 10 ft. side setbacks to allow for a single-family residence to be constructed at 200 12th Ave, 202 12th Ave. and 204 12th Ave.

Commissioner Allen adjourned the meeting. Planning Commission adjourned at 6:30 p.m.



Virginia Boyd, Planning Commission Secretary



David Brewer, Community Development Director