

**SPRINGFIELD MUNICIPAL ZONING APPEALS BOARD
TUESDAY, AUGUST 8, 2023
MEETING MINUTES**

Board Members - Present

Buzzy Poole
Larry Simmons
Adam Veitschegger

Board Member - Absent

Carolyn Sherrod
Carolyn Woodard

Staff - Present

Kimberly Atlee
Candice Tillman
David Brewer

1.0 Call to Order

Chairman Poole called the meeting to order at 5:05 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 July 11, 2023

Chairman Poole called for a motion to approve the July 11, 2023 minutes. Board member Simmons moved to approve. The motion was seconded by Board member Veitschegger and passed all in favor.

2.0 New Business

2.1 (VAR2023-06) Wesley Reed on behalf of the owner Harvey Coombs is requesting a 6' front yard variance to reduce the front yard setback on 17th Ave West from 25' to 19' to build a two-story, single-family residence. Property address is 1516 Bessie Street (Map 0800, Group E, Parcel 033.00).

Senior Planner, Kimberly Atlee read the 9 subject standards for a variance. There were 8 out of 9 criteria met. The request was posted in the connection newspaper, letters mailed to the adjoining neighbors, and submitted to the city departments for review. No concerns were made to staff.

Board member Veitschegger asked about the positioning of the garage based on the slide. Wesley Reed explained the house plan would be flipped to move the garage away from 17th Street. Board member Simmons asked Mr. Reed if the home would be sold or for rent. Mr. Reed stated the house would be for sale.

Chairman Poole called for a motion. Board member Veitschegger moved to approve the 6' variance request. The motion was seconded by Board member Simmons and passed by a 3-0 roll call vote.

2.2 (VAR2023-07) Jacob Fann (JRF LLC) on behalf of the owner Charles Cantrell is requesting a variance for two (2) yard setbacks on Bransford Drive; 5 ft front yard from 30 ft to 25 ft and a 20 ft rear yard from 30 ft to 10 ft to build a single-family residence. Property address is 503 Bransford Drive (Map 080P, Group B, Parcel 014.00)

Senior Planner, Kimberly Atlee read the 9 subject standards for a variance. There were 8 out of 9 criteria met. The request was posted in the connection newspaper, letters mailed to the adjoining neighbors, and submitted to the city departments for review. No concerns were made to staff.

The applicant Jacob Fann was not present. Board member Simmons asked if Mr. Charles Cantrell was the owner of 503 Bransford Drive and if the house would be sold or being built to rent. Ms. Atlee stated the owner is Cantrell and believes it will be sold.

Chairman Poole called for a motion. Board member Veitschegger moved to approve the two variance requests. The motion was seconded by Board member Simmons and passed by a 3-0 roll call vote.

2.3 (VAR2023-08) Jim Moore on behalf of G.S. Moore & Son is requesting a variance for the reduction to the current minimum parking requirement ratio from 5.5 per 1000 square feet to 4.03 per 1000 square feet for a shopping center to develop the future Shops at Mooreland. Property location is on Tom Austin Hwy (Map 091, Parcel 026.00)

Senior Planner, Kimberly Atlee read the 9 subject standards for a variance. There were 6 out of 9 criteria met. The request was posted in the connection newspaper, letters mailed to the adjoining neighbors, and submitted to the city departments for review. No concerns were made to staff. Ms. Atlee stated a variance was given to the Center Stage Shopping Center in July 2019 to reduce the parking ratio to 4.15 per 1000 square feet and stated this was a reasonable request and has no objections.

Jim Moore and his engineer Josh Lyon with Klober Engineering came to the podium. Mr. Lyon provided a parking study performed on the surrounding municipalities and stated variance request is reasonable and in line with other municipalities, and it will aid in the stormwater runoff, increase green space and still provide ample parking for the commercial store fronts coming to the Shops at Mooreland. Board member Simmons asked if the Shops at Mooreland would be mostly retail. Mr. Lyon stated the storefronts would be a combination of retail, restaurants, medical and dental businesses. Mr. Lyon mentioned the hotel pad on the site plan could use the parking area during daytime hours for overflow parking since hotels only need parking at nighttime hours. Board member Simmons asked where the entrances will be for the development. Mr. Lyon pointed on the slide the access points and stated possibly adding a right-in and right-out on the south side of Aspen Dental in addition to two access points with one being at the light located at 22nd Ave. Board member Veitschegger brought up the possible need to change the ordinance

for parking spaces in Springfield. Ms. Atlee stated, the discussion to reduce the shopping center parking ratio has been discussed with administration but more research is needed before amending the ordinance. David Brewer, City Engineer, came to the podium and stated the 4.0 parking ratio is a reasonable request because more people are buying online so less parking is needed. If staff moves forward with amending the ordinance, the request will go to Planning Commission and the Board of Mayor Aldermen for two readings.

Chairman Poole called for a motion. Board member Simmons moved to approve the reduce the Shops at Mooreland parking ratio to 4.0. The motion was seconded by Board member Veitschegger and passed by a 3-0 roll call vote.

3.0 Old/Other Business

3.1 Next BZA meeting is September 12, 2023

Adjournment

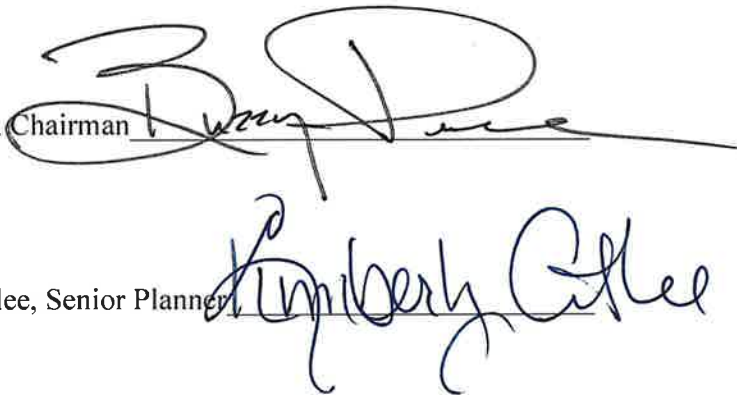
Chairman Poole calls for a motion to adjourn. The motion passed all in favor.

Board of Zoning Appeals adjourned at 5:35 P.M.

Buzzy Poole, Chairman

Attest:

Kimberly Atlee, Senior Planner

The image shows two handwritten signatures in black ink. The first signature, for Buzzy Poole, is large and stylized, with a prominent 'B' and 'P'. The second signature, for Kimberly Atlee, is also stylized and written below the first signature.

