

SPRINGFIELD MUNICIPAL ZONING APPEALS BOARD
TUESDAY, August 9, 2022
MEETING MINUTES

Board Members - Present

Buzzy Poole
Carolyn Woodward
Larry Simmons
Adam Veitschegger

Board Member - Absent

Carolyn Sherrod

Staff - Present

David Brewer
Kimberly Atlee
David Fauth

1.0 Call to Order

Chairman Poole called the meeting to order at 5:02 P.M.

1.1 Pledge of allegiance to the American flag

1.2 Roll Call

4 present, 1 absent – there was a quorum

1.3 Approval of Minutes of the Board of Zoning Appeals held June 14, 2022

Chairman Poole called for a motion to approve the June 14, 2022 minutes. Carolyn Sherrod moved to approve. The motion was seconded by Larry Simmons and passed with all in favor.

2.0 New Business

2.1 Case Number CONDU2022-02

Chairman Poole asked staff to read the request into the records; John Warner is requesting a Conditional Use permit to allow for the construction of a storage facility at the Keyt Ridge Business Center on Hwy 41N. Map 069, Parcels 090.07 and 090.08.

Senior Planner, Kimberly Atlee presented case number CONDU2022-02. The subject property is located on Hwy 41N in the Keyt Ridge Business Center and zoned (CS) Commercial Services. Under the City of Springfield Zoning Regulations, 11-605 Commercial Service Districts, mini-storages are not a Principal Permitted Use but a Conditional Use subject to specific standards outlined in section 11-1306, F. (4) The property is currently owned by Lloyd and Linda Keyt. Mr. John Warner is a potential buyer who will build and own the a mini-storage. Mr. Warner had a market analysis performed by Self Storage 101 and it was determined that there is a need for storage units in this area. Mr. Warner plans to build both climate controlled and non-climate-controlled units. A site plan will be required and the city utility departments will review and approve plans prior to construction. This property is within a commercial and industrial area. The proposed mini-storage 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 with no concerns. Public Notice

was posted on the community board and in the newspaper on July 26, 2022. No public concerns were made to staff. Staff recommendation is for approval of the conditional use request.

Chairman Poole asked the other board members if they had any questions. Board clarified the location of the proposed site. The Board questioned the number of units and style of the units. Mr. Warner came to the podium to inform the board there would be one building of climate controlled and one building of non-climate controlled. The buildings would have a brick façade, paved roadways and a secure fence around the property and there would be some outdoor storage on the rear of the property for RVs and boats. Dr. Veitschegger asked if there was a zoning classification that allowed mini-storage by right. Mr. Brewer came to the podium and stated likely CG (commercial general) would but did not have the regulations at hand at the time. He stated that Conditional Uses are uses for property that may not have the current demand for higher uses but are suitable uses for current market demands. Chairman Poole clarified if time limits on conditional uses are applied and if the conditional use follows the property or the owner. Mr. Brewer said in certain cases, namely home occupations, time limits are recommended, however on the business proposed it is not generally necessary. The conditional use would follow the owner however, it would be in the board and community's best interest to continue the use in the event of ownership change as it is a good investment in the community.

Chairman Poole asked for a motion. Larry Simmons moved to approve the Conditional Use request. The motion was seconded by Dr. Veitschegger and passed by a 4-0 roll call vote.

3.0 Old/Other Business

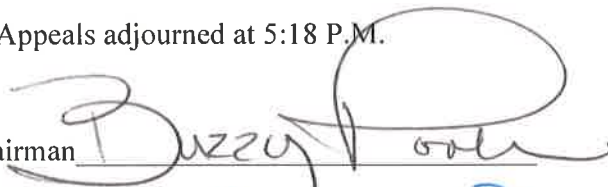
Next BZA meeting is September 13, 2022.

Adjournment

Chairman Poole 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

