

MINUTES
PLANNING COMMISSION
Springfield Municipal/Regional Planning Commission
Thursday, September 7, 2023

Commissioners present

David Allen, Chairman
Buzzy Poole, Vice Chair
Virginia Boyd, Secretary
Jeff Gragg, Alderman
Robert Bibb
Dustin Thomas
Tony Townsend
Michael Briggs

Commissioners absent

Betty Lynn Richert

Staff present

Kimberly Atlee
Candice Tillman
Marla Ellis
Ryan Martin
Terry Resha
Sandy Vallejo
David Brewer
Clayton Moore

1.0 Call to Order

Chairman Allen called the meeting to order at 5:00 PM

1.1 Pledge of Allegiance to the American flag

1.2 Roll Call – 8 present, 1 absent – we had a quorum

1.3 Commissioner Boyd moved to approve the minutes from the regularly scheduled Planning Commission meeting held on August 3, 2023. The motion was seconded by Commissioner Poole and passed all in favor.

2.0 Kimberly Atlee, Senior Planner, report on PC agenda

2.1 ANX2023-01: Discuss and possibly take action on annexation and rezoning requests for properties located on Dorris Street from AG-2 to R7. Ms. Atlee explained Pedro Reyes and Brenda Swann have requested to annex and rezone 6 lots, 5 parcels, totaling .95 acres to High-Density Residential (R7) to build single-family dwellings. Properties surrounding the subject properties are zoned R7. Commissioner Boyd asked if there were any concerns made by the neighbors. Ms. Atlee stated no concerns had been reported. Commissioner Bibb asked where the sewer was located and if the owner would be responsible for bringing service to the property. Ms. Atlee stated the sewer is located on Poplar and that the owner, Pedro Reyes, is responsible and aware of what needs to be done which is outlined in the plan of service. Phil Casterline with CSR who is representing owners came to the podium and confirmed that the developer understands he will be responsible for the sewer hookup and street upgrades along that segment. Commissioner Gragg moved to approve. The motion was seconded by Commissioner Poole and passed 8-0 via roll call vote.

2.2 RZ2023-09: Discuss and possibly take action on a rezoning request for property located at 511 Mabel Street from R7 to MPO. Ms. Atlee explained this parcel is part of

the Robertson County campus parking. The request will allow a new access point to the campus and add parking. The MPO zone is to conform to the rest of the campus. Commissioner Boyd moved to approve. The motion was seconded by Commissioner Thomas and passed 8-0 via roll call vote.

- 2.3 RZ2023-08: Discuss and possibly take action on a rezoning request for properties located on 10th Avenue East from CG to CC. The request to rezone these properties was initiated by Steve Phillips who operates My Father's House (MFH) which is a faith-based mission operating a cold-weather shelter for the homeless. The mission provides hot showers, beds, meals, daily devotions, and a resource to support those transitioning into a job. The applicant has submitted a petition with over 1200 signatures in favor. There were concerns reported to staff that included, an increase of loitering, theft, and panhandling in the area within the last year. However, according to Chief Head of the Springfield Police Department, no reports were filed. Ms. Atlee stated the zoning use classification meets the permitted use and that the CC rezone would be consistent with the downtown corridor. Commissioner Townsend asked if the people seeking shelter were from Robertson County, how many beds, and if they had to turn people away. Mr. Phillips stated it was for Robertson County, they don't turn anyone away, they have 20 beds, and use cots during extreme temperatures. Commissioner Bibb asked if those staying were verified Robertson County residents. Mr. Phillips stated they keep a log of everyone staying and require photo ID but some people don't have any identification. Commissioner Townsend asked if they plan to expand their services. Mr. Phillips stated that would be a long-term goal. Chairman Allen asked Chief Head if the police department was okay with this operation. Chief Head stated he had met with MFH a month ago and has no problems with MFH because they have a good plan in place and the lines of communication are open. Commissioner Bibb moved to approve. The motion was seconded by Commissioner Townsend and passed 8-0 via roll call vote.
- 2.4 Discuss and possibly take action on an amendment to the Subdivision Regulations, Article 3, Section 3-6.2. Ms. Atlee explained the amendment is to resolve confusion to the current verbiage. The amendment would state the City will not issue Building Permits for the final 10% of lots until either the infrastructure is completed or a performance surety bond has been approved by the Board of Mayor and Alderman. Commissioner Briggs moved to approve. The motion was seconded by Commissioner Bibb and passed 8-0 via roll call vote.
- 2.5 Discuss and possibly take action on revising the City of Springfield Zoning Ordinance, Chapter 10 to establish a Specific Plan District (SP). Ms. Atlee explained that Chapter 10 will be retitled to Special District and Overlays. Chapter 10 will now include a Specific Plan District (SP) which is a form-based code that promotes flexibility in the location, integration, and arrangement of land uses, buildings, structures, and design standards. The SP is a comprehensive site zone that has its own nontransferable set of regulations, unique to that development. Construction must comply with all building, fire codes and life safety codes, and stormwater regulations. The SP request will need to conform with the city's land use, comprehensive plan, and any other city-adopted plans. Ms. Atlee summarized the SP process for preliminary, final, and amendment approvals. The design elements are written into the zone ordinance, which becomes

law. Commissioner Poole asked if these developments would be governed by an HOA. Ms. Atlee stated there would be an HOA and development restrictions. Chairman Allen asked after the Board of Mayor and Alderman (BMA) review plans whether the Planning Commission (PC) can still make amendments to the final. Ms. Atlee explained the preliminary should mirror the final development and any change that impact the overall development goes back through the approval process. Ryan Martin, City Manager, came to the podium and explained the preliminary masterplan is just like a PUD where minor changes are expected and that staff will make sure the changes the PC and BMA requested are on the plans. Ms. Atlee shared examples of living, working, and playing developments. This allows the developer to have flexibility and be creative.

Commissioner Thomas moved to approve. The motion was seconded by Commissioner Townsend and passed 8-0 via roll call vote.

3.0 Other/Old Business Notes

- 3.1 Ms. Atlee announced the BZA meeting is September 12, 2023. There will be an Open House about the Comprehensive Plan on October 3, 2023 to discuss the growth of Springfield.

There being no further business to come before the Commission, Chairman Allen adjourned the meeting. The Planning Commission adjourned at 5:42 PM.


Virginia Boyd, Planning Commission Secretary

ATTEST:

Kimberly Atlee, Senior Planner

