

**MINUTES**  
**PLANNING COMMISSION**  
**Springfield Municipal/Regional Planning Commission**  
**Thursday, April 6, 2023**

**Commissioner's present**

Chairman David Allen  
Virginia Boyd  
Betty Lynn Richert  
Robert Bibb  
Dustin Thomas  
Buzzy Poole  
Alderman Jeff Gragg

**Commissioner's absent**

Tony Townsend  
Skylar Tackett

**Staff present**

Kimberly Atlee  
David Fauth  
David Brewer

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 – 7 present, 2 absent – we had a quorum

1.3 Commissioner Poole moved to approve the minutes from the Planning Commission meeting held on March 2, 2023. The motion was seconded by Commissioner Bibb and passed all in favor.

2.0 Kimberly Atlee, Senior Planner, report on PC agenda

2.1 Case Number ROW2023-01: Discuss and possibly take action on a Right of Way Abandonment Request. Ms. Atlee explained a request has been received to abandon the northern portion of Delight Court containing a 50' wide by 643.17' length, totaling .76 acres. The road was bypassed by a SIA grant from the state and was renamed with the intention of Electrolux to abandon a portion of the road. The departments have secured easements to be conveyed to the specific departments. Staff recommended approval. Chairman Allen question how the ROW would be sold. Ms. Atlee explained the ROW will be split 50/50 and the property owners will determine how the property will be deeded.

Commissioner Bibb made a motion to approve. The motion was seconded by Commissioner Poole and passed 7-0 via roll call vote.

2.2 Case Number SP2022-17: Discuss and possibly take action on Lahr Road Residential Condominiums. Ms. Atlee explained this is a 5-acre parcel located on Lahr Road and abuts Martin Luther King Park. The owner Equity Trust Company is looking to build 49 residential units and 3,000 square feet of office space. There will be an ADA sidewalk access to MLK Park. This will be an offsite improvement, a bond or the sidewalk is to be

completed prior to issuing Certificate of Occupancy's. Staff recommends conditional approval pending Parks and Rec approval of the sidewalk location and a bond is submitted or built to specifications. Ms. Atlee invited Kyle Schneider with Klober Engineering to the podium to discuss the sidewalk connection to MLK park. Kyle explained the route of the proposed sidewalk connection to the board. Alderman Gragg noted during the annexation and rezone there were questions of a traffic study and questioned whether one had been done. Ms. Atlee explained there was not a study done but noted with the number of units and the average trip calculations, the development would add 294 trips to Lahr Rd. Kyle added they did not hit the threshold to require a traffic study. Commissioner Poole asked if a security fence would be required at the entrance and if there would need to be one. Terry Martin with parks and rec said they do not have a fence surrounding the property currently and while they do close to vehicle traffic there is no method currently to stop pedestrian traffic and they have not had issues. Terry agrees with the entrance location and will work with Kyle to develop the sidewalk connection. David Brewer came to the podium to readdress the traffic study question. He stated the final design was less density than originally proposed and that this project is 1/10<sup>th</sup> of the size of other proposals down Lahr Road in regards to traffic. Staff recommends conditional approval pending sidewalk is approved by parks and rec and a bond or off-site improvement is completed prior to issuance of Certificate of Occupancy's.

Commissioner Thomas made a motion to approve on the condition parks and rec approval and a bond or improvement is completed. The motion was seconded by Commissioner Bibb. The motion passed 7-0 via roll call vote.

2.3 Case Number SUB2021-12: Discuss and possibly take action on Legacy of Springfield, Section 6. Ms. Atlee explained this is a subsection of a PUD masterplan approved in 2003. They are proposing 73 single family homes, a clubhouse and pool house. Ms. Atlee stated, staff recommends conditional approval pending a Home Owners Association (HOA) agreement is submitted and approved by staff. Commissioner Bibb questioned if the amenities were just for Section 6 or for the entirety of The Legacy. Ryan Martin, City Manager came to the podium to clarify further. Mr. Martin explained there was no current HOA for The Legacy and the original plan was to gate Section 6 however it was later decided to dedicate the roads to the City and remove the gated requirement. Commissioner Bibb asked if this was a preliminary plat. David Brewer came to the podium and noted this was a preliminary and final plat. Commissioner Bibb questioned if the HOA agreement would come to the Board. Mr. Brewer noted the HOA agreement and the bond agreement will come to the Board.

Commissioner Thomas made a motion to approve on the condition a HOA agreement is submitted and approved by staff. The motion was seconded by Commissioner Bibb and passed 7-0 via roll call vote.

3.0 Other/Old Business Notes

3.1 BZA meeting on April 11, 2023.

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. Planning Commission adjourned at 5:35 PM.

  
Virginia Boyd, Planning Commission Secretary

ATTEST:

  
Kimberly Atlee, Senior Planner

