

MINUTES
PLANNING COMMISSION
Springfield Municipal/Regional Planning Commission
Thursday, May 5, 2022

Commissioner's present

Chairman David Allen
Alderman Jeff Gragg
Buzzy Poole
Betty Lynn Richert
Tony Townsend
Virginia Boyd

Commissioner's absent

Robert Bibb
Skylar Tackett
Dustin Thomas

Staff present

David Brewer
Kimberly Atlee
David Fauth

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 – 6 present, 3 absent – we had a quorum

1.3 Commissioner Boyd moved to approve the minutes from the Planning Commission meeting held April 7, 2022. The motion was seconded by Commissioner Poole and passed all in favor.

2.0 Kimberly Atlee, Senior Planner, report on PC agenda

2.1 Case Number SUB2022-05: Discuss and possibly take action on minor subdivision, Eastland Heights Addition: Kimberly Atlee explained to the Commissioners that parcel in Eastland Heights is subdividing into 3 lots and that the staff recommends approval. Commissioners questioned the location and if someone was living in the rear building and will it be removed. Mr. Mooreland, the property owner, clarified it was not a residence and would be removed.

Commissioner Gragg made a motion to approve. The motion was seconded by Commissioner Richert and passed 6-0 via roll call vote.

2.2 Case Number SUB2019-12: Discuss and possible take action on Maintenance Bond for Sleepy Hollow, Section 5: Atlee explained the final section of Sleepy Hollow infrastructure has been completed and approved by Public Works. The owner, Reyes Construction, has submitted a 1-year maintenance bond to guarantee the infrastructure stays in good condition.

Commissioner Poole made a motion to approve. The motion was seconded by Commissioner Gragg and passed 6-0 via roll call vote.

3.0 Other/Old Business

3.1 No BZA meeting in May

3.2 Zoning Ordinance amendment on multi-Family parking to be discussed during the Planning Commission, June 2nd.

3.3 Commissioners training—Mon, Wed, Thurs (5pm-7pm): Kimberly Atlee has scheduled a 2-hour training session with Kevin Chastine, Director of Land Planning with Griggs & Maloney. Atlee asked for available dates before the end of June and said dinner will be provided. After discussion, the Commissioners determined the best day would be after the regular scheduled Planning Commission meeting on June 2nd from 6-8:00pm.

3.4 Discussion on System Development Fees: David Brewer, Community Development Director, gave a presentation on proposed system development fees that were presented at the Board of Mayor and Alderman meeting. Brewer stated the presentation was to inform the Board of what is coming and the potential impacts of the fees on development within the City. Brewer explained currently the only ways to fund infrastructure is rate increases or increased property taxes and the proposed fees will shift the burden from current residences to future development. Discussion on the proposed rates for multi and single-family developments as well as the breakdown of the fees to different utilities. Ryan Martin, City Manager, explained the division of the funds further and how it separates from standard funding methods.

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. Planning Commission adjourned at 5:47 PM.


Virginia Boyd, Planning Commission Secretary

ATTEST:

David Brewer, Community Development Director