

**MINUTES**  
**PLANNING COMMISSION**  
**Springfield Municipal/Regional Planning Commission**  
**Thursday, June 2, 2022**

**Commissioner's present**

Chairman David Allen  
Robert Bibb  
Buzzy Poole  
Betty Lynn Richert  
Tony Townsend  
Virginia Boyd  
Skylar Tackett  
Dustin Thomas

**Commissioner's absent**

Alderman Jeff Gragg

**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 – 8 present, 1 absent – we had a quorum

1.3 Commissioner Boyd moved to approve the minutes from the Planning Commission meeting held May 5, 2022. The motion was seconded by Commissioner Townsend and passed all in favor.

2.0 David Brewer, Community Development Director, report on PC agenda

2.0 Eden Pointe, Phase 2 – Performance Bond renewal added to the agenda. Village Green, Section 5 – Maintenance Bond pulled due to incomplete infrastructure. Rezone request on Memorial Blvd. pulled due to pending studies for the proposed development.

Commissioner Thomas made a motion to add Item 2.0 Eden Pointe Phase 2 to the agenda. The motion was seconded by Commissioner Poole and passed all in favor.

2.1 Case Number SUB2021-14: Discuss and possible take action on Jones Village Subdivision, proposing 46 lots. David Brewer explained a 46-lot subdivision by Clay Jones and CSR engineering and that staff has reviewed the plat and plans and presented concerns about the 5 corner lots with the small building envelopes and that staff recommends the Planning Commission add to the plat that no variances will be given to those lots as they currently meet the minimum standards. Commissioner Allen asked if they would still be allowed to apply for a variance. Brewer stated they would not be allowed. Commissioners questioned the size of the lots and what was proposed on the lots. Brewer explained they meet the minimums but would only allow narrow buildings on the space. Board asked if the developer or engineer was present. Commissioner Bibb noted that he is in favor of putting the note prohibiting variances on the plat. Phil Casterline, with CSR Engineering came to the podium to speak. Mr. Casterline noted that the plans were laid out to keep symmetrical and during review the envelope was shrunk, however, he confirmed they would be able to still build in the envelope. Commissioner Poole asked if they had a plan of what they would want to build in those lots.

Mr. Casterline stated the builder did. Mr. Casterline questioned the reason for not permitting a variance. Mr. Brewer answered stating now is the time to design for a building envelope. Ryan Martin, City Manager, stated the reason for enforcing the lot size and limiting variances is to prohibit developers working around density limitations.

Commissioner Townsend made a motion to approve with condition to add note “no variances are to be given to small corner lots.” The motion was seconded by Commissioner Bibb and passed 8-0 via roll call vote.

2.2 Case Number SUB2019-21: Discuss and possible take action on Performance Bond for Eden Pointe, Phase 2. Mr. Brewer explained the item is a reduced renewal of a bond and they would hopefully wrap the project up. This would be their last renewal and the bond amount is \$131,053.00 and staff recommends acceptance of the bond.

Commissioner Bibb made a motion to approve. The motion was seconded by Commissioner Tackett and passed 8-0 via roll call vote.

2.3 Zoning Ordinance amendment on multi-family parking. Mr. Brewer explained this item is the ordinance that will be presented to the Board of Mayor and Alderman and is requiring 2 parking spaces for each single-family residence, 2.5 parking spaces for multi-residential with 2 bedrooms or less and 3 parking spaces for multi-family with more than 2 bedrooms. Mobile home lots will stay the same and 1.5 parking spaces for senior living facility with potential to go to 2 spaces per unit in the future. Commissioners asked if this would take effect after 3 readings. Mr. Brewer stated it is now 2 readings and staff recommends approval of the amendment. Commissioners asked if parking was discussed by the Board of Mayor and Alderman alongside the system development fees. Mr. Brewer stated they have not.

Commissioner Poole made a motion to approve. The motion was seconded by Commissioner Bibb and passed 8-0 via roll call vote.

3.0 Kimberly Atlee, Senior Planner reported on the June, 14, 2022 meeting Agenda

3.1 Variance request for 107 Westside Circle, 23' front yard setback for carport

3.2 Variance request for 330 N. Oak Street, 10' front yard setback to extend home.

3.3 Interpretation of a zoning map boundaries on Memorial Blvd. and 17<sup>th</sup> Ave.

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

2-hour training session with Kevin Chastine, Director of Land Planning with Griggs & Maloney to follow meeting.

  
Virginia Boyd, Planning Commission Secretary

ATTEST:



David Brewer, Community Development Director