

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

**Commissioner's present**

Chairman David Allen  
Alderman Jeff Gragg  
Buzzy Poole  
Betty Lynn Richert  
Tony Townsend  
Robert Bibb  
Skylar Tackett  
Dustin Thomas

**Commissioner's absent**

Virginia Boyd

**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 Poole moved to approve the minutes from the Planning Commission meeting held June 2, 2022. The motion was seconded by Commissioner Bibb and passed all in favor.

1.4 Request to add Maintenance Surety for Oakland Farms, Phase 3, Section 8 to the agenda. Commissioner Bibb moved to add the item to the agenda. The motion was seconded by Commissioner Townsend and passed all in favor.

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

2.1 Case Number SUB2018-11 Discuss and possibly take action on a Maintenance Surety for Oakland Farms, Phase 3, Section 8. Mr. Brewer explained this maintenance surety is for acceptance and dedication of Fieldstone Lane. He explained that the paving was done without a pre-construction meeting and a minor error in the drainage was found and the paving contractor has gone bankrupt. There will be 2 maintenance bonds, one accepting everything except the paving and is good for 1 year. The second bond is a 4-year maintenance bond to secure any issues or repairs required for the final course of asphalt or drainage issues.

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

2.2 Case Number SUB2021-03 Discuss and possibly take action on a Maintenance Surety for Village Square Townhomes development. Mr. Brewer explained that the project is private and the maintenance bond is to ensure the structures and rip-rap stay in place for a year and then the HOA will take over the maintenance. Commissioner Bibb questioned if that was standard for all HOA developments. Mr. Brewer explained it is.

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

2.3 Case Number RZ2022-05 Discuss and possibly take action on a Rezone for Clarity Road located in the UGB. Mr. Brewer explained this rezoning is in the Urban Growth Boundary, it is 5 acres and requested zoning of RP80 in order to subdivide into 2 lots. He also explained the subdivision plat would also be submitted at a later date as well. Commissioner Bibb questioned if the subdivision regulations would be City or County. Mr. Brewer explained it would be City regulations. Chairman Allen questioned if they were going to split it in half or if one would be larger than the other. Mr. Brewer noted it would be split in half.

Commissioner Thomas made a motion to approve. The motion was seconded by Commissioner Tackett and passed 7-0-1 via roll call vote. Commissioner Bibb abstained from the vote due to family ties.

2.4 Case Number SP2021-07 Discuss and possibly take action on 17<sup>th</sup> Avenue Residential Development (97 Townhomes). Mr. Brewer explained the project is over 50,000 square feet and thus came to the board for approval and explained it met the minimum requirements. Staff recommended a second entrance be installed on the southern parcel Memorial Mansion Townhomes be installed prior to any Certificate of Occupancy be issued. Mr. Brewer discussed with the board potential changes to the zoning ordinance requiring 2 entrances for any development with more than 30 dwelling units. Commissioners' questions: if a majority of the grading had been done, they questioned if it a second entrance could be put on 17<sup>th</sup> ave, they brought up concerns of a large number of vehicles going out onto Memorial. Mr. Brewer explained that they did get the required permits for grading to use the soil on another site, and that because the adjoining south property is owned by the same developer the secondary entrance would be to go down south. Mr. Brewer mentioned possibly requiring a right in or right out only on the Memorial Mansion property. Commissioners questioned if there was a topography problem prohibiting the continuation of the road to 17<sup>th</sup> Ave. Mr. Brewer asked the commission because of the requested second entrance if the board would accept the application as meeting the application and thus avoid the system development fees. Commissioner Gragg made a motion to include the third entrance and a right in and right out as requirement for the approval. Commissioner Thomas seconded the motion. Phil Casterline came to the podium to discuss the Memorial Mansion property. He stated the right in and right lane was discussed however Memorial Highway is a 5-lane with a multi-directional they would request right and left turn in and right out only. The board requested signage and a physical separation to enforce the right out only.

Commissioner Gragg made a motion to conditionally approve the project pending a second entrance added to 17<sup>th</sup> Ave. and be brought back to the board. The motion was seconded by Commissioner Thomas and passed 8-0 via roll call vote.

2.5 Case SP2022-04 Discuss and possibly take action on 22<sup>nd</sup> Ave Townhomes development (39 Townhomes). Mr. Brewer explained that this project is the final on the old density requirements and that future developments would be limited to 30 units on a single entrance however due to the site they were not able to add a second entrance. Commissioners clarified the location of the entrance in relation to the overall area. Mr. Brewer stated staff recommended approval.

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

2.6 Case Number SP2022-15 Discuss and possibly take action on Spring View Village development (312 Apartments, 72 Townhomes, 30 Cottages). Mr. Brewer explained this is the multi-residential portion of the master plan that was approved earlier in the year. He stated the developer is looking to get the project done before August 31<sup>st</sup>, however they are not quite there yet and are looking to obtain conditional approval pending the plans meet the department design requirements. Commissioners asked if the layout was the same as the master plan. Mr. Brewer stated it was the same or similar layout. Commissioner Bibb asked if any engineering findings could drastically change the plans. Mr. Brewer stated they had all the information they needed and it should remain largely the same. Staff recommended the conditional approval pending the information received by August 31.

Commissioner Gragg made a motion to conditionally approve the plans with conditions the site plans meet the City's design criteria before August 31, 2022. The motion was seconded by Commissioner Thomas and passed 8-0 via roll call vote.

2.7 Case Number SP2021-14 Discuss and possibly take action on Bill Jones Condominiums development (58 Townhomes) Mr. Brewer explained this property was rezoned the beginning of 2020 and the plans were submitted. He explained there was discussion whether it requires a second entrance or not and if they would like to sell it. He explained there was an agreement to require sprinklers. Commissioners questioned whether they could get a second entrance in and if there was any parking on the asphalt. Mr. Brewer explained they could put a second entrance that would potentially be expensive and that parking is met by 2 car garages for the majority of it. Mr. Brewer explained the developers were interested in subdividing the commercial off and that staff informed they can only after it is all built. Commissioner Bibb stated he was under the impression it was required. Mr. Brewer stated as per the note on the plans the 6 extra units allowed by MRO would be held until the commercial is built. Staff recommends approved as is with fire suppression.

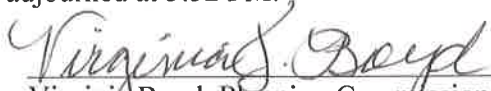
Commissioner Bibb made a motion to approve. The motion was seconded by Commissioner Poole and passed 8-0 via roll call vote.

3.0 Other/Old Business Notes

3.1 Agenda Item: SP2022-06 Top Shelf Liquor Store, follow-up. Mr. Brewer explained the Commission had requested to see what was proposed and explained the plans that were submitted and approved.

3.2 BZA meeting on August 9, 2022 -- Case CONDU 2022-02: Hwy 41N\_Keyt Ridge Business Center (Warner) requesting a storage facility.

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. Planning Commission adjourned at 5:52 PM.

  
Virginia Boyd, Planning Commission Secretary

ATTEST:  
  
David Brewer, Community Development Director

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Recording on file