



PLANNING COMMISSION AGENDA

Tuesday, November 12, 2019 at 7:00 p.m.
Springfield City Hall
170 North 3rd Street

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. **Tabled October 8, 2019.** Approve Minutes of the August 13, 2019 Planning Commission Meeting
5. Approve Minutes of the October 8, 2019 Planning Commission Meeting
6. Public Hearings
7. New Business
8. Old Business
 - A. Continued work session to consider creation of Flex Business District; consider Future Land Use designation for the Flex Business District
 - B. Continued work session to consider possible amendments to permitted uses and conditional permitted uses in various zoning districts
9. Reports and Recommendations
10. Adjournment

PLANNING COMMISSION MINUTES
November 12, 2019

1. Meeting called to order at 7:00 p.m.
2. Present: Jim Opitz, Joe Parr, Jerry Webster, Dave Kulm, Elizabeth Chartier
Absent: Sue Peplow, Kyle Fisher
3. Motion by Kulm, 2nd by Parr to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Parr, 2nd by Kulm to approve August 13, 2019 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.

5. Motion by Kulm, 2nd by Parr to approve October 8, 2019 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
6. Public Hearing: None
7. New Business: None
8. Old Business
 - A. The Planning Commission continued the work session to consider the creation of a Flex Business District and to consider Future Land Use designation for the Flex Business District. Jeff Ray, City Planner with JEO Consulting Group, proposed potential changes and reviewed uses with the Planning Commission. Opitz suggested researching zoning districts from surrounding cities to be consistent throughout using common language that will be conducive for future growth. Kathleen Gottsch, City Administrator, commented it is crucial to inform existing businesses of proposed changes to the existing district. Ray will arrange to talk with property owners to discuss concerns and address any issues. A public hearing will be planned after the meetings.
 - B. The Planning Commission continued the work session to consider possible amendments to permitted uses and conditional permitted uses in various zoning districts. Opitz questioned concerns of odors, noise and traffic. Ray indicated issues would be addressed as they arise but did not foresee problems. Webster recommended requiring a Conditional Use Permit in these particular instances to regulate and monitor uses. Gottsch stated this area currently has auto repair and painting. Ray commented that if a business is currently in operation, a Conditional Use Permit would be approved. Ray commented that the General Business District will not expand at this time and some existing businesses may move to General Business. Gottsch and Ray will make improvements to the current Highway Business District.
9. Reports and Recommendations: None
10. Motion by Kulm, 2nd by Chartier to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 8:10 p.m.