



PLANNING COMMISSION AGENDA

Tuesday, October 11, 2022 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 – Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Susan Peplow, David Skorcz, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the September 13, 2022, Planning Commission Meeting
5. Public Hearings
 - A. Amendment to Section 2.03 Definitions of the Springfield Zoning Ordinance to add definitions for Special Event and Special Event Venue
 - B. Amendment to Section 9.04.01 Fences and Retaining Walls, General Provisions-Residential of the Springfield Zoning Ordinance to revise fence requirements for street side yards in residential districts
6. New Business
 - A. Amendment to Section 2.03 Definitions of the Springfield Zoning Ordinance to add definitions for Special Event and Special Event Venue
 - B. Amendment to Section 9.04.01 Fences and Retaining Walls, General Provisions-Residential of the Springfield Zoning Ordinance to revise fence requirements for street side yards in residential districts
7. Old Business
8. Reports and Recommendations
9. Adjournment

PLANNING COMMISSION MINUTES

October 11, 2022

1. Meeting called to order at 7:00 p.m.

2. Present: Sue Peplow, Jerry Webster, Dave Skorcz, Jim Opitz, Elizabeth Chartier
Absent: Dave Kulm, Kyle Fisher
3. Motion by Opitz, 2nd by Skorcz, to approve meeting agenda. Ayes: Peplow, Skorcz, Opitz, Chartier, Webster. Motion carried.
4. Motion by Peplow, 2nd by Skorcz, to approve the September 13, 2022, Planning Commission meeting minutes. Ayes: Peplow, Skorcz, Opitz, Chartier. Abstain: Webster. Nays: None. Motion carried.
5. Public Hearings

A. Motion by Skorcz, 2nd by Opitz to open the public hearing to consider an application filed by the City of Springfield to amend Section 2.03 Definitions of the Springfield Zoning Ordinance to add definitions for Special Event and Special Event Venue. Ayes: Peplow, Skorcz, Opitz, Chartier, Webster. Nays: None. Motion carried. Public hearing opened at 7:05 p.m.

Kathleen Gottsch, City Administrator, reported that the city attorney recommended that the city adopt definitions for Special Event and Special Event Venue since Special Event Venues are now listed as a permitted conditional use in the Rural Arts and Tourism District.

No further questions or comments were made.

Motion by Skorcz, 2nd by Peplow to close the public hearing. Ayes: Peplow, Skorcz, Opitz, Chartier, Webster. Nays: None. Motion carried. Public hearing closed at 7:06 p.m.

B. Motion by Opitz, 2nd by Chartier, to open the public hearing to consider an application filed by the City of Springfield to amend Section 9.04.01 Fences and Retaining Walls, General Provisions-Residential of the Springfield Zoning Ordinance to revise fence requirements for street side yards in residential districts. Public hearing opened at 7:07 p.m.

Gottsch reported that the city recently received a request from a property owner to revise city fence regulations to allow a 4' fence to be constructed on the street side property line. The city's current regulations require that all fences must be at least 5' from the street side property line, regardless of height or style. After researching regulations from other area cities, staff discovered that Springfield regulations were the strictest when it comes to street side yard fences. After staff discussion with Jeff Ray, City Planner, staff proposed an amendment to this section allowing a 4' fence to be built on the street side yard property line provided that it is an open fence and sight obstruction is not caused by the placement of the fence. A 6' fence will still be required to be setback at least 5' from the street side property line. An open fence is defined as a fence, including gates, which has 50% or more of the surface area in open spaces which affords direct views through the fence.

Gottsch noted that fence requirements such as these are in place for safety and visual sight lines. If a solid fence is allowed to be placed on the street side property line, there are concerns for safety of individuals walking on the adjacent sidewalk regarding concealment. In addition, there could be visual obstructions at driveways for vehicles or children on bicycles.

Kyle Fisher entered the meeting at 7:08 p.m.

Planning Commission Members expressed concern regarding the potential placement of the fence on or across a sidewalk. They requested staff add language to the regulations requiring a fence be at least one foot off the sidewalk.

Motion by Fisher, 2nd by Skorcz, to close the public hearing. Ayes: Peplow, Skorcz, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried. Public hearing closed at 7:14 p.m.

6. New Business

A. Motion by Opitz, 2nd by Peplow to recommend approval to amend Section 2.03 Definitions of the Springfield Zoning Ordinance to add definitions to Special Event and Special Event Venue. Ayes: Peplow, Skorcz, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.

B. Motion by Peplow, 2nd by Fisher to recommend approval to amend Section 9.04.01 Fences and Retaining Walls, General Provisions-Residential of the Springfield Zoning Ordinance to revise fence requirements for street side yards in residential districts. Ayes: Peplow, Skorcz, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.

7. Old Business

Gottsch reported that the plat for Lots 4 & 5, Gemini was approved by the City Council.

8. Reports and Recommendations

Gottsch reported that JEO is in the process of updating Springfield's future land use and zoning maps.

9. Motion by Chartier, 2nd by Fisher to adjourn. Ayes: Peplow, Skorcz, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried. Meeting adjourned at 7:14 p.m.