



**REPUBLIC**  
MISSOURI

## MINUTES

**Planning and Zoning Commission Meeting  
Municipal Court Building, 540 Civic Blvd  
June 07, 2021 at 6:00 PM**

### Call Meeting to Order

#### PRESENT

Commissioner Brandon Andrews  
Commissioner Erik Pedersen  
Commissioner Kevin Haun  
Commissioner Ransom Ellis  
Commissioner Cynthia Hyder  
Commissioner Chris Crosby  
Council Liaison Garry Wilson

#### ABSENT

Commissioner Randy Phelps

### Approve Agenda

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

### Approve Minutes

1. Possible Vote to Approve Meeting Minutes for Planning and Zoning Commission Meeting held May 10, 2021

Motion made by Commissioner Crosby, Seconded by Commissioner Pedersen.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

### Meeting Procedures

#### Public Hearings

2. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Thirty-Six Point Nine Five (36.95) Acres, Located at the 6800 Block of West Farm Road 144, From Agricultural (AG) to Heavy Manufacturing (M-2)

Motion made by Commissioner Crosby, Seconded by Commissioner Pedersen.

Voting Yea: Commissioner Pedersen, Commissioner Crosby

Voting Nay: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder

Speaking

in

Nancy Randles, Brian Ward, Rachel Hodge, Michael Neese

Opposition:



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3. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Sixteen Point Forty-Two (16.42) Acres, Located at the 1100 Block of South State Highway MM, From Agricultural (AG) to Heavy Manufacturing (M-2)  
 Motion made by Commissioner Andrews, Seconded by Commissioner Crosby.  
 Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Ellis, Commissioner Crosby  
 Voting Nay: Commissioner Haun, Commissioner Hyder  
 Speaking in Opposition:  
 Brian Ward
  
4. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Five Point Nine-One (5.91) Acres, Located in the 6500 Block of West Republic Road, from Local Commercial (C-1) to General Commercial (C-3)  
 Motion made by Commissioner Crosby, Seconded by Commissioner Haun.  
 Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby
  
5. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Two Point Five-Zero (2.50) Acres, Located at 6552 West Republic Road, from Local Commercial (C-1) to General Commercial (C-3)  
 Motion made by Commissioner Crosby, Seconded by Commissioner Hyder.  
 Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby
  
6. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Ten Point Eight-Eight (10.88) Acres, Located at the 6354 South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H)  
 Motion made by Commissioner Andrews, Seconded by Commissioner Pedersen.  
 Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby  
 Speaking in Support:  
 Chris Wynn
  
7. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Seventeen Point One (17.1) Acres, Located at the 6400 Block of South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H)  
 Motion made by Commissioner Crosby, Seconded by Commissioner Hyder.  
 Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby  
 Speaking in Support:  
 Chris Wynn



8. Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ten (10) Acres, Located in the 7400 Block of West Farm Road 174 from Agricultural (AG) to The Woods Planned Development District (PDD)

Motion made by Commissioner Crosby, Seconded by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

Voting Nay: Commissioner Haun

Speaking in Support:

Dave Bodeen

Speaking in Opposition:

Brian Simmons, Carrie Lamb, James Brown, DeEtta McClain

9. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to the Springfield Rugby Football Club for the Operation of a Rugby Football Club Facility in the 6100 Block of West Farm Road 156

Motion made by Commissioner Andrews, Seconded by Commissioner Pedersen.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

Speaking in Support:

Derek Lee, Bryan Bevel

Speaking in Opposition:

Thomas Gamin, Betty Bollerham

#### **Other Business**

#### **Citizen Participation**

#### **Community Development Department Update**

#### **Adjournment**

Motion made by Commissioner Hyder, Seconded by Commissioner Crosby.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

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Karen Haynes, Planning Manager

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Ransom Ellis, Chairman

