City of Springfield Planning and Zoning Board

Public Hearing and Meeting Agenda - DRAFT

June 30, 2025

Public Hearing:

1. Proposed Amendment to City of Springfield Zoning Ordinance, Article III regarding Large Retail Establishments in commercial districts and Article IV, Section 4.46 Site Plan Approval.
2. Request for Conditional Use to allow a CBD/Vape Shop located at 1442 Hwy 21 S Rd Unit 2 with Zoning of B-1 Commercial (Parcel S115-25)
3. Request for a Variance from Downtown District Sign Regulations regarding Hanging Sign located at 503 N Laurel St (Parcel S101-15)

Regular Meeting of Planning and Zoning Board:

I. **Call to Order**

II. **Appointment of Alternate**

III. **Approval of Minutes**

a. Approval of Minutes from June 2, 2025, Planning & Zoning Public Hearing and Meeting.

IV. **Business Discussion**.

a. Consideration to make recommendation to City Council regarding Ordinance Amendment to City of Springfield Zoning Ordinance, Article III, Section 3.10 Industrial District.
b. Consideration to make recommendation to City Council regarding ordinance Amendment to City of Springfield Zoning Ordinance, Article III regarding Large Retail Establishments in commercial districts and Article IV, Section 4.46 Site Plan Approval.
c. Consideration to make recommendation to City Council regarding request for Conditional Use to allow a CBD/Vape Shop located at 1442 Hwy 21 S Unit 2 with Zoning of B-1 Commercial (Parcel S115-25)
d. Consideration to make recommendation to City Council regarding request for a Variance from Downtown District Sign Regulations regarding Hanging Sign located at 503 N Laurel St (Parcel S101-15)
e. Overlay Board Review and Approval of development plans for commercial property at the Corner of W. Third St Ext & Hwy 21 (Parcel S104-57)

V. **Announcements**

Next meetings:

August 4 – August Planning Board Meeting

August 5 – CIE Workshop

VI. **Adjourn**