

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1994-17

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Mill Creek Estates – Phase II – Location & Sketch Map	
JURISDICTION:	City	
DATE OF MEETING:	July 8, 2010	
OWNER:	INB Trust 01-010 – c/o Property Management, Charles Robbins Realtor – Art Seppi	
ENGINEER:	Coombe-Bloxdorf	
DESCRIPTION:	Pt. NW ¼, SW ¼, Section 1; T15N, R6W & Pt. NE ¼, SE ¼, Section 2, T15N, R6W (Greenbriar Road, east of West Road Drive)	
	19.53	Acres 36 Lots
MOTION TO RECOMMEND:	Approve a Variance of Section 153.157(L) – Restriction of Access – to allow the reserved park lot to have access onto Greenbriar Approve the location and sketch map subject to	Approve the location and sketch map subject to
BY:	Tim Sheehan	Tim Sheehan
2ND BY:	Casey Pratt	Steve Stewart
VOTE:	Unanimous	Unanimous

Fred Coombe, Coombe-Bloxdorf, presented the location and sketch map.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. Zeibert said all utilities are available to serve the site and the development is in accord with the city's comprehensive plan. He said some other comments received include that Wilderness Trail should intersect Greenbriar Road at a 90 degree angle. Zeibert reminded the applicant that Greenbriar Road would change to Greenbriar Drive, asking the applicant to plat this change correctly. Zeibert asked the applicant to provide legible street names on the location map. Zeibert said the applicant shall add the location of the utility lines. He said to label all lot numbers on the plan. Zeibert said the applicant shall add the owner's phone number, zip code and contact name to the plans. He said the applicant shall submit an owner's intent to subdivide. Zeibert said a note needs to be added to the plan stating that no lot shall have access off of Greenbriar. The proposed number of housing units needs to be identified on the plan. Zeibert asked whether Loose Creek Road would be an acceptable street name, to which Mike Lopez, Sangamon County E-911, said he would check on the location of the other Loose Road, i.e. in Illiopolis Township, with 911 staff.

Jim Henricks, Sangamon County Public Health Department, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, had no comments.

Tim Sheehan, City Engineer, said all lots shall be numbered. He said all the streets shall be named. Sheehan said Wilderness Trail should intersect Greenbriar Road at a 90 degree angle. Sheehan asked whether the access for the park would be off Greenbriar. Bottom asked what the park would be used for. Coombe replied the park was a public option park required under the subdivision ordinance. He said other parks have not been required to request a variance for access off an arterial road in the past. Coombe said if the park district, i.e. the Springfield Park District, does not exercise its option to buy the park within one year, the applicant may submit a revised plan showing the development for that area. Zeibert said no variance was requested for this park for access off an arterial road. He said since the variance was brought to the Committee's attention today, if Coombe wished to request a variance for access to the park off an arterial, i.e., Section 153.157(L), this would be acceptable under the ordinance. Sheehan asked how someone would get to the park to which Coombe replied he did not know because it was never brought up before. Zeibert said the park could be a neighborhood park that people walk to without access off Greenbriar. Zeibert said it would be safe for the applicant to ask for a variance for access off Greenbriar that applies to the park only. Coombe asked for a variance to Section 153.157(L) to allow the park lot to have access off Greenbriar Drive.

Matt McLaughlin, City Building and Zoning, had no comments.

Rick Weber, City Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked whether the park district is the only government agency which has the option to act on the reserved space within one year. He asked what happens to the land if no action is taken, to which Coombe replied most of the time it is re-subdivided. Zeibert said if the park district or no other entity wants to take on the reserved land within one year after the park lot is platted, it can be re-subdivided. Zeibert said this piece is part of a larger ten acre piece. O'Shea asked how large parks are which are shown on the Comprehensive Plan. Zeibert replied generally parks shown in the Comprehensive Plan are ten acres or larger. Coombe clarified that the park for this site would not be adjacent to a park reserved for the parcel to the northeast, i.e. Kreston Place. Coombe said the park district generally will not take any park sites under 15 acres because they cannot receive grant money to improve sites less than this size. Coombe said the Park District has its own Comprehensive Plan which does not generally coincide with park sites mapped on the city Comprehensive Plan.

Roleen Thoële, CWLP-Electric, had no comments.

Sue Rempfer, Resident, said she wanted to stress the importance of the reserved park for wildlife in the area. She said it was a nesting site for hawks and great horned owls. Zeibert asked whether the resident wanted to see the park site reserved to which the resident stated she would love to see this happen. Zeibert said topography and vegetation would be shown with the next phase, i.e. the preliminary plan; staff would be able to see where the trees are located. Casey Pratt, County Highway Department, asked whether a homeowner's association had ever taken over a timber area like this, to which Zeibert replied he could not think of an example.

Tim Sheehan moved to approve a variance of Sec. 153.157(L) – Restriction of Access – to allow the reserved park lot to have access onto Greenbriar. Casey Pratt seconded the motion and the vote was unanimous.

Tim Sheehan moved to approve the location and sketch map subject to:

- (1) Adding the location of the utility lines to the location and sketch map;
- (2) Making the street names on the location map legible;
- (3) Labeling all lot numbers;
- (4) Adding the owner's phone number, zip code, and contact person;
- (5) Submitting an owner's intent to subdivide;
- (6) Adding the proposed number of housing units;
- (7) Correcting Greenbriar Road to Greenbriar Drive; and
- (8) Amending the plan to show Wilderness Trail intersecting Greenbriar at a 90 degree angle.

Steve Stewart seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2006-14

CENSUS TRACT # 36.03

NAME OF SUBDIVISION:	Klemm's Savannah Pointe – 2 nd Addition – Final Plat
JURISDICTION:	City
DATE OF MEETING:	July 8, 2010
OWNER:	Klemm Development Corp. – John Klemm
ENGINEER:	Martin Engineering
DESCRIPTION:	Pt. SE ¼, NW ¼, Section 26, T15N, R6W & Pt. SW ¼, NE ¼, Section 26, T15N, R6W (NW corner of Spaulding Orchard Road & Cockrell Lane)
	11.766 Acres 16 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Tim Sheehan
VOTE:	Unanimous

Steve Walker, Martin Engineering, presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall identify the lot area for each lot in square footage or acres for assessment purposes. He asked whether erosion control measures for a previous phase of Savannah Pointe were resolved. Walker said some measures along Spaulding Orchard Road were finished. Casey Pratt said the County wanted to see some progress made on the erosion control issues. Zeibert asked how close the developer was to completing the erosion control measures. Walker said he believed there were still some homes under construction in the first phase along Spaulding Orchard Road but that some of the vegetation planted had set. Casey Pratt asked Walker to take the old silt fencing down because it was not needed. He said the erosion control measures on the dam looked about 2/3 done and asked whether this work was finished, noting there was some concern about the ditch. Pratt said he did not have a problem letting the plat go through.

Jim Henricks, Sangamon County Public Health Department, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, said water is fine. He said there is an agreement for a reinforcing water main with the developer that shall be complied with for this project.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, had no comments.

Tim Sheehan, City Engineer, reminded the applicant any additional right of way shall be dedicated to Sangamon County on the plat, not the City of Springfield because Spaulding Orchard Road is a county road. Walker asked whether this language must be added to the plat. Zeibert said some language shall be provided dedicating the additional right of way in fee simple to Sangamon County.

Matt McLaughlin, City Building and Zoning, had no comments.

Rick Weber, City Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom moved to approve the final plat, subject to:

- (1) Identifying the lot area for each lot on the final plat; and
- (2) Adding language to the final plat dedicating right of way along Spaulding Orchard Road to Sangamon County.

Tim Sheehan seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2009-06

CENSUS TRACT # 32.01

NAME OF SUBDIVISION: Klemm's Piper Glen – 1st Addition – Resubdivision of Lot 196 –
Final Plat

JURISDICTION: City

DATE OF MEETING: July 8, 2010

OWNER: Dr. Joshua Renkin

ENGINEER: Vasconcelles Engineering

DESCRIPTION: Pt. Section 31, T15N, R5W (NW corner of Mansion Road and
Preston Drive, east of State Route 4)

1.534 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Tim Sheehan

2ND BY: Nate Bottom

VOTE: Unanimous

Steve Kuper, Vasconcelles Engineering, presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall identify the lot area for each lot in square footage or acres for assessment purposes. He said the applicant shall change the key on the plat to reflect the solid lot line between lots 1 and 2.

Jim Henricks, Sangamon County Public Health Department, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall show the ingress/egress easement for access and vehicular circulation between lots one and two. Kuper asked whether he could shade the ingress/egress easement somewhere on the plat. Bottom said this would be acceptable.

Tim Sheehan, City Engineer, had no comments.

Rick Weber, City Fire Department, had no comments.

Matt McLaughlin, City Building and Zoning Department, had no comments,

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Tim Sheehan moved to approve the final plat, subject to:

- (1) Identifying the lot area for each lot on the final plat;
- (2) Changing the key on the plat to reflect the solid lot line between lots 1 and 2; and
- (3) Showing the ingress/egress easement on the final plat.

Nate Bottom seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.