

**LAND SUBDIVISION COMMITTEE MEETING**  
**August 2, 2012**

**Members**

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Gregg Humphrey

Steve Stewart

Nate Bottom

Lori Williams

Matt McLaughlin

Rick Weber

Paul O'Shea

Steve Hall

Tom Prairie

Cyndi Knowles

Roleen Thoele

**Others**

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Steve Walker

Josh Collins

**Staff**

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Joe Zeibert

Steve Keenan

Norm Sims

**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 3<sup>rd</sup> Addition – Final Plat

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**JURISDICTION:** City

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**DATE OF MEETING:** August 2, 2012

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**OWNER:** Piper Glen Development Corp.

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**ENGINEER:** Martin Engineering

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**DESCRIPTION:** Pt. SE ¼, NW ¼, Sec. 26, T15N, R6W (North side of Spaulding Orchard Road, west of Cockrell Lane)

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12.94 **Acres**      24      **Lots**

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**MOTION TO RECOMMEND:** Approve, Subject To

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**BY:** Nate Bottom

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**2<sup>ND</sup> BY:** Paul O'Shea

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**VOTE:** Unanimous

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Steve Walker presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit final covenants.

Tom Prairie, Curran-Gardner Water District, had no comments.

Paul O'Shea, Office of Planning and Economic Development, 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 have a professional land surveyor [PLS] sign and seal the plat. He said the applicant shall add a date of completion of fieldwork to the plat. Bottom said the applicant shall spell out degrees, minutes, and seconds in the legal description. He said the applicant shall add a basis of bearing note.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

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

- 1) Submitting final covenants;
- 2) Adding a PLS signature and seal;
- 3) Adding a date of completion of fieldwork;
- 4) Spelling out the degrees, minutes, and seconds in the legal description; and,
- 5) Adding a basis of bearing note.

Paul O'Shea seconded the motion and the vote was unanimous.

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

FILE NO. 2012-07  
(Lg Sc)  
CENSUS TRACT # 36.03

**NAME OF SUBDIVISION:** Wabash West Storage – Large Scale Development Plan

**JURISDICTION:** City

**DATE OF MEETING:** August 2, 2012

**OWNER:** Wabash West Storage, LLC

**ENGINEER:** Martin Engineering

**DESCRIPTION:** Pt. SW ¼, Sec. 11, T15N, R6W (Northwest corner of Alex Boulevard and Hamlin Parkway)

3.26   **Acres**   4   **Lots**

**MOTION TO RECOMMEND:** Approve, Subject To

**BY:** Nate Bottom

**2<sup>ND</sup> BY:** Matt McLaughlin

**VOTE:** Unanimous

Steve Walker presented the large scale development plan. He said the mini-storage unit plans did not contain a dumpster but that one would be added to the northwest corner at the end of the widest aisle. Walker said the applicant intends to clean out a drainage ditch that conveys water down to Wabash Avenue.

Joe Zeibert, Regional Planning Commission, said the applicant shall add bumper blocks for the non-handicapped spaces or increase the walk width to 6' to maintain clearance. He said the applicant shall show silt fence around the entire site. Zeibert said for the applicant's information the site has four different parcels within two different school districts. He asked why there are no trees along the western portion of the transitional buffer yard [TBY]. Walker replied no TBY was required along the west portion of the property because the property to the north is already zoned commercial.

Tom Prairie, Curran-Gardner Water District, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked the applicant if he would consider landscaping the rest of the site where no trees are shown.

Steve Stewart, CWLP-Water, had no comments.

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

Nate Bottom, Office of Public Works, said no silt fence was needed along the north side. He said the drainage would be on the applicant's site, and inlet protection would be provided. Zeibert asked what would happen if a large pile of dirt were deposited on the site and changed the drainage. Bottom said what the applicant shows should meet EPA requirements. He said the applicant shall utilize a grass swale to promote infiltration. Walker said the applicant wants to use a grass swale if the slope is acceptable. Bottom said he would accept the slope to promote infiltration. He said properly executed drainage easements shall be presented and recorded. Bottom said some minor changes to the drainage calculations are needed. He said IDOT will need to approve the drainage since it will run to the Wabash Avenue right of way. Bottom said the applicant shall submit a notice of intent [NOI]. He asked if the dumpster would cause any drainage issues. Walker said it would be near where the paved ditch was previously proposed.

Lori Williams, City Traffic Engineer, said the applicant shall remove the two sunset maple trees in the southeast corner of the site because they will cause site distance issues. She said the sunset maple to the west will not fit within the 4' strip near the front of the site without causing conflicts. Williams asked whether the fencing on the site would be 50% open. Walker said the fencing would be ornamental in front and chain link everywhere else. She asked whether the gate to the site was in and out or out only, to which Walker replied out only, unless a garbage truck uses the site. In this case, it would need to obtain a key from the site office.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant shall examine all the light fixtures to ensure they are full cut off. He said the bald cypress trees will not be allowed under CWLP electric lines. Roleen Thoele, CWLP-Electric, said she can send a flyer to Martin Engineering describing what trees are allowed under CWLP power lines.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom moved to approve the large scale plan, subject to:

- 1) Adding bumper blocks or increasing the walk width to maintain 6' clearance;
- 2) Utilizing a grass swale to promote infiltration;
- 3) Presenting properly executed and recorded drainage easements;
- 4) Submitting minor changes to the drainage calculations for Public Works and IDOT approval;
- 5) Submitting an NOI;
- 6) Resolving the site distance issues with the sunset maple trees;
- 7) Ensuring no sunset maples within the 4' strip at site's front will cause conflicts;
- 8) Ensuring all light fixtures are full cut off; and
- 9) Resolving the power line conflict with the bald cypress trees.

Matt McLaughlin seconded the motion and the vote was unanimous.