

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

FILE NO.    2011-06  
CENSUS TRACT #    36.01

**NAME OF SUBDIVISION:**    Jerry L. Jones County Minor Subdivision – Final Plat

---

**JURISDICTION:**                    County

---

**DATE OF MEETING:**            November 8, 2012

---

**OWNER:**                                    Jennifer Jones

---

**ENGINEER:**                                Martin Engineering

---

**DESCRIPTION:**                        Pt. SE ¼, Sec. 27, T17N, R6W (North side of Stagecoach Road,  
south of Irwin Bridge Road)

---

6.25    **Acres**            2            **Lots**

---

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

---

**BY:**    Nate Bottom

---

**2<sup>ND</sup> BY:**                                        Cyndi Knowles

---

**VOTE:**    Passed with one no vote

---

Phil Martin presented the final plat with Jeremy Smith.

Joe Zeibert, Regional Planning Commission, said the applicant shall correct the owner's name or provide a recorded deed that the property has been transferred to Jennifer Jones. He said the applicant shall provide the required certificates before the plat proceeds to the next step. Zeibert said the applicant shall key in all symbols used. He said the applicant shall label the right of way to be donated as right of way [ROW]. Zeibert said the applicant shall do the same thing for the ROW legal description. He said the applicant shall submit a well and seepage field exhibit and ensure there is a ½ acre reserve field on each lot. Zeibert said the applicant shall add the note [language was provided earlier] about providing free access to the sewage disposal system. He said the applicant shall add the note [language was provided earlier] about well water quantity and quality. Zeibert said the applicant shall correct the final plat to reflect the zoning granted by the County Board. He said if the applicant is showing setbacks greater than what is required by zoning, the applicant shall provide a covenant or a note on the final plat. Zeibert said if the applicant is not showing setbacks greater than what is required by zoning, the applicant shall remove the setbacks from the final plat. Zeibert said the applicant shall provide a note that there is to be a 100' separation between structures. He said the applicant shall submit a plat that is true to scale. Zeibert said the applicant shall change the approval certificate language to reflect Sangamon County. He reminded the applicant's engineer that the plat will proceed to the Sangamon County Public Health Safety and Zoning Committee, whose next meeting is November 15.

Mike Stratton, Springfield Park District, had no comments.

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

Mike Johnson, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, said the District objects to development without all public utilities in place.

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

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, said the applicant shall amend the proposed zoning to say R-1 Single-Family Residence for Lot 1 and Agricultural District with a variance to allow one parcel less than 40 acres for Lot 2.

Roleen Thoele, CWLP-Electric, had no comments.

On behalf of Brian Davis, Sangamon County Highway Department, Zeibert said the property owner will need [township] road commissioner approval for any new entrances. He said the ROW will need to be adjusted to show from the centerline as well as the section line to ensure an 80' section is maintained. Zeibert said the ROW is fine along the east side, but more ROW will need to be shown along the west side. He said the applicant shall add a note that no septic or sump pump outlet shall be placed within the right of way.

Bottom said the City prefers 22" X 34" plans rather than 24" X 36" plans for all plats that will be recorded.

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

- 1) Correcting the owner's name or provide a recorded deed that the property has been transferred to Jennifer Jones;
- 2) Providing the required certificates before the plat proceeds to the next step;
- 3) Keying in all symbols used;
- 4) Labeling the ROW to be donated as ROW;
- 5) Labeling the ROW legal description as ROW instead of ROW to be donated;
- 6) Submitting a well and seepage field exhibit and ensuring there is a ½ acre reserve field on each lot;
- 7) Adding the note about providing free access to the sewage disposal system;
- 8) Adding the note about well water quantity and quality;
- 9) Correcting the final plat to reflect the zoning granted by the County Board;
- 10) Providing a covenant/note or removing the setbacks from the plat, as necessary;

- 11) Providing a note that there is to be a 100' separation between structures;
- 12) Submitting a plat that is true to scale;
- 13) Changing the approval certificate language to reflect Sangamon County;
- 14) ROW resolution; and,
- 15) Note – No Septic or sump pump outlet shall be placed within the Right-of-way.

Cyndi Knowles seconded the motion and the motion passed with Gregg Humphrey voting no.

**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. 2000-31

CENSUS TRACT # 36.04

<b>NAME OF SUBDIVISION:</b>	Redivision of Lot 701 of Happy Landing Farm Plat 7, Second Plat – Final Plat
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	November 8, 2012
<b>OWNER:</b>	D.S.B.B. Inc.
<b>ENGINEER:</b>	Raynolds, Higginbotham & Associates, Inc.
<b>DESCRIPTION:</b>	Pt. SW ¼, Sec. 12, T15N, R6W (Northeast corner of Wabash Avenue and Mercantile Drive)
	6.461 <b>Acres</b> 4 <b>Lots</b>
<b>MOTION TO RECOMMEND:</b>	Approve, Subject To
<b>BY:</b>	Nate Bottom
<b>2<sup>ND</sup> BY:</b>	Roleen Thoele
<b>VOTE:</b>	Unanimous

John Raynolds presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall add the City Engineer's signature block. He said the applicant shall provide final covenants. Zeibert said the applicant is operating under the simultaneous submission provision in the subdivision ordinance so any required revisions/denials applicable to the plat are at the developer's risk.

Mike Stratton, Springfield Park District, had no comments.

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

Mike Johnson, CWLP-Water, had no comments.

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

Nate Bottom, Office of Public Works, said the applicant's plans should be 22" by 34" with a minimum letter size of 14 points. He said the applicant shall sign and seal the plat. Bottom said the applicant shall add the date of completion of the fieldwork. He said the applicant shall add the coordinates displayed to four (4) decimal places. Bottom said Illinois State Plane Coordinates NAD 83, West Zone are preferred. He said the applicant shall spell out degrees, minutes, and seconds in the legal description. Bottom said the description in the Surveyor's Certificate does not match the drawing. He said a line call is repeated in the description and the

bearing calls in opposite directions. Bottom said the applicant shall show the two monuments that must be of stone or reinforced concrete and must be set at the opposite extremities of the property platted. He said the applicant's construction plans must still be approved.

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.

Roleen Thoele, CWLP-Electric, had no comments.

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

- 1) Adding the City Engineer's signature block;
- 2) Providing final covenants;
- 3) Signing and sealing the plat;
- 4) Adding the date of completion of the fieldwork;
- 5) Adding the coordinates displayed to four (4) decimal places;
- 6) Spelling out degrees, minutes, and seconds in the legal description;
- 7) Ensuring the description in the Surveyor's Certificate matches the drawing;
- 8) Showing the two monuments of stone or reinforced concrete set at the opposite extremities of the property platted; and,
- 9) Approval of the construction plans by the Office of Public Works.

Roleen Thoele 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.**