



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
March 5, 2015**

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Peter Jordet
Mike Johnson	Norm Sims
John Harris	
Elliot McKinley	Others
Jeph Bassett	Phil Martin
Brad Bixby	Steve Walker
Brian Wright	Patrick Koehnen
Lori Williams	Joe Hurwitz
Steve Hall	Dan Mlacknik
Trustin Harrison	Mike Irwin
Paul O'Shea	Mike Lopez
Dean Graven	Nate Bottom

- **CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

- **MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the February 5, 2015 Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as distributed.

- **ACTION ITEMS**

See attached

- **UNFINISHED BUSINESS AND NEW BUSINESS**

There was no unfinished business. There was no new business.

- **ADJOURNMENT**

Gregg Humphrey stated there being no unfinished business and no new business the committee would stand adjourned at 2:08 P.M.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 2015-01

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Wabash Commercial Park – Location & Sketch Map and Variance 153.157(L) – Restriction of Access	
JURISDICTION:	City	
DATE OF MEETING:	March 5, 2015	
OWNER:	Marine Bank Contact: Chris Zetteck	
ENGINEER:	Martin Engineering Company	
DESCRIPTION:	Pt. NW ¼, Sec. 14, T15N R6W, South side of Wabash Avenue, West of Archer Elevator Road	
	36.951	Acres 5
		Lots
MOTION TO RECOMMEND:	Approve; Subject To	Variance 153.157(L) – Restriction of access
BY:	Lori Williams	Withdrawn by Developer
2ND BY:	Brad Bixby	
VOTE:	Unanimous	

Steve Walker, Martin Engineering, presented the Location and Sketch Map and Variance. Walker stated Wabash Commercial Park is the 37 acres between Wells Fargo to the west and Pleasant Park to the east. He said it is currently zoned I-1 and B-1 and they are submitting for rezoning to zone the front portion S-2 and the back portion B-2. Walker stated the area had been platted about 10 years ago as Wabash Industrial Park but no improvements were made or constructed and they will be vacating that subdivision before submitting the Final Plat of Wabash Commercial Park. He said the property is currently owned by Marine Bank and Joe Hurwitz, developer of the property, is available to answer questions. Walker said the time table of the project is critical because IDOT is in the process of widening Wabash to 5 lanes and the development is trying to get ahead of them so new improvements by IDOT will not have to be removed. Walker said they originally submitted a Location & Sketch Map with a variance request to allow an access point onto Wabash Ave. for Lot 1. He said they had met with representatives from IDOT on Tuesday before this meeting and it was decided that the variance request would be withdrawn. Walker said they and IDOT agreed that the developer would provide the traffic studies necessary to show justification for the access point to Wabash Ave. He said after the studies have been completed they will request a variance with the Preliminary Plan. Walker said they have agreed to stipulate that when Lot 5 develops that an access easement will be provided through the lot when it goes through the large scale process that will give a way for Ash Grove Dr. on the west to connect with Ash Grove Dr. to the east. He said they have also agreed to look at the traffic impacts at all the intersections along Wabash Ave. east and west of the property. Walker opened the discussion for comments.

Joe Zeibert, Regional Planning Commission, stated the staff recommends denial of the Location & Sketch Map as submitted. He said based on the comments received from IDOT the

following` suitability criteria must be addressed. Section 153.112(b)(7) of the City of Springfield Subdivision Ordinance states "Development must not cause major off-site impacts and problems relating to, but not limited to streets, drainage, water system, parks. If it is determined by the planning commission that major off-site impacts will result, the subdivider must agree to mitigate the portion of the impact caused by the subdivision." The location and sketch map shows Ash Grove Dr. disconnected which may push traffic both east and west of the site to Wabash Avenue. The impacts of the proposal should be clearly evaluated to determine if the elimination of this connection will not adversely impact traffic on Wabash Avenue and the signalized intersections from Meadowbrook Road to the I-72 east bound ramps. Additionally, supporting documentation needs to be provided assessing if the east leg of Wabash Avenue and Ash Grove Dr. can handle additional traffic without a secondary outlet. Retaining a contiguous through street parallel to Wabash Avenue would be beneficial to accommodate local traffic and emergency services.

Zeibert said he had additional comments and would only go over comments from the Planning Commission at this time. Zeibert asked if the existing building would be removed. Walker said the building would be removed. Zeibert asked for that to be shown on the plan. He said they shall identify the water main to the west along Ash Grove Dr.. He stated collector and arterial streets shall be identified on the LSM. He stated access shall be provided to Lot 1000. Zeibert said they shall provide written acknowledgement of a plan to upgrade adjacent roadways. He clarified and restated Wabash industrial Park will need to be vacated before the Final Plat of Wabash Commercial Park can be approved. Zeibert asked if the property will drain onto State right-of-way and said if it does, a drainage permit will be required. Walker said it will. Zeibert asked, what is the reason for Ash Grove not being connected? Walker said there has been a lot of discussion on the topic. Pleasant Run to the East is too close to Archer and Meadowbrook to ever be signalized and already has a lot of traffic on it. He said Ash Grove Dr. dead ends into Pleasant Run and they do not think it is necessary to force more traffic that way. Zeibert asked if the proposed access easement is supposed to serve like a public road and if traffic could go that way as well. Walker said yes it will provide access between the two. Walker said because some of IDOT's comments concerned emergency vehicles and some local traffic so there will be a connection point between those two. He said they could not foresee much traffic traveling that way unless they were accessing the restaurant on Ash Grove Dr.. Zeibert said the Ash Grove Dr. connection could be discussed more later and he would continue with his other comments. Zeibert said according to the Illinois Natural Heritage Database the Franklin Ground Squirrel may be in the vicinity of the project and a permit would be needed before construction could begin.

Gregg Humphrey, Springfield Metro Sanitary District, said a large portion of the property must be annexed to the District prior to reviewing the Preliminary Plan. He said for the property to be annexed to the District it is subject to a \$1,065.18 per acre annexation fee.

T.J. Heavisides, Office of Public Works, said they shall identify on the Location & Sketch Map if the subdivision is outside of the floodplain. He said they shall identify existing lot lines in the legend. He said they have discussed eliminating the partial cul-de-sac at Hamlin and Ash Grove Dr. and they had received an exhibit showing it being a T off Hamlin and Ash Grove Dr.. He said they shall somehow show the access connection to Ash Grove Dr.. He said they shall provide access off Ash Grove Dr. to the property to the east of Lot 1, lot P.I.N. 21-14-100-073. Heavisides stated that a traffic study must be completed at the Preliminary Plan stage.

Brad Bixby, CWLP Electric, said CWLP Electric exists on the north and west sides of the property. A 20' easement is needed on the north side of the property as well as ensuring lot 1000 has a minimum 20' easement on the east side added to existing easements. He said these easements will be needed to be on the final plat.

Humphrey asked if anyone else wished to address the committee on this matter.

Joe Hurwitz, developer for Wabash Commercial Park, wanted to make a clarification on

the question Zeibert had asked about the Ash Grove Dr. connection. Hurwitz said they had sat down with Marine Bank, the property owner, and determined the cost of the road is too high and the deal will fall apart if the road is required to be built. He said they had met with Public Works and Planning Commission previously and been open and honest about this fact throughout the process. He said in the meeting with Public Works they had confirmed the connection of Ash Grove Dr. through the property is not on the master plan. He said after meeting with Public Works, the Planning Commission, and IDOT everyone had concurred it would work without going through. He said the reality of the situation is that if Ash Grove Dr. has to go through as a City street then the deal is dead. Hurwitz said on the front end everyone had agreed that the road not going through would not be a deal killer and they could live with the layout presented. He said they have also met with IDOT and IDOT raised some issues which they have not talked about. Hurwitz stated he thinks they can work out the issue of access onto Wabash. He said they have met with the user of the tract which the variance applied to, a medical office use, and a better access situation will work for them relative to IDOT. Hurwitz reiterated they have been open and honest, negotiated on the front end, and they got concurrence from staff.

Gregg Humphrey asked if there was any comment from IDOT.

Dan Mlacknik, IDOT, said they had met with the developer this week and their biggest issue was the access to Wabash. He said they would need a traffic study before they could determine what access, if any would be allowed. Mlacknik said as far as their secondary Ash Grove Dr. comment, they felt from an emergency services standpoint it may be necessary. He said they could not mandate it because it was not their route. He said if the City is comfortable they are willing to see what the traffic study shows and if the traffic is going out either way and functions along Wabash they would back off that issue. He said they have provided an easement that will allow emergency vehicles to function.

Zeibert said the staff has always supported the Ash Grove Dr. connection. He stated cost is not a suitable reason not to provide a road connection. He said the point of going through the subdivision process is to provide a safe and efficient street network. He said through IDOT's comments, as mentioned in the staff recommendation, there were some concerns raised about traffic impacts going east and west on Wabash Avenue, with or without Ash Grove Dr.. Zeibert reiterated the staff has always been in support of that road connection being made. Zeibert asked Mlacknik, based on their conversation and what they have looked at; do they no longer think Ash Grove Dr. needs to be connected until a traffic study is completed? Mlacknik said the traffic study would ultimately decide for them. He said as long as Ash Grove Dr. is connected in some manner, and they were told by the developers in a future phase on the south portion of the property a connection would be provided. Hurwitz said that was correct and a connection would be developed later.

Hurwitz said he was surprised with the discussion because they had already met with Public Works and the Planning Commission. He said after the meetings everyone was in agreement that an access easement could suffice. He also said there was agreement that the connection is not part of the master plan today. Hurwitz said while he understands that economics is not the committee's issue they would not be at this meeting without having been open and honest and laying out a format with everyone that would work. Hurwitz said he was under the impression that everyone in the room had been given chance to comment and an easement to be provided in the future as Lot 5 develops was acceptable.

Zeibert asked, when the traffic study is completed will it determine if Ash Grove Dr. needs to be connected or not? Lori Williams, City Traffic Engineer, said the easement will be a note on the Location & Sketch Map. She said they had discussed that with Hurwitz and there would be an access easement through Lot 5 connecting Ash Grove Dr. to the east. Zeibert asked, would the traffic study show if the road may need to be connected in the initial stages of development? Williams said she was not sure. She said they know there will be an office building and possibly a high end restaurant at the north end but they do not know what Lots 3 and 4 will be used for. Hurwitz said that they, and Marine Bank, are well aware that it could be

quite some time before the Lot 5 is developed. Hurwitz stated ground similar to that in the back of the subdivision is plentiful in Springfield. He said there is probably 20 years' worth of inventory of ground that can be used for light industrial or light office. He said if the traffic study shows that Ash Grove Dr. must go through as a City street they will have to back off the deal. He said hopefully it will not and things can work out as agreed. Hurwitz reiterated that from the beginning of the project they were clear what the deal would need to go through. He said there is little reason that Ash Grove Dr. would need to be connected because of the limited services.

Zeibert said it seems like a private Dr. is being provided, instead of a public road. He asked if that was supported by Public Works and IDOT. Williams said they are in support of a private Dr.. Zeibert asked if Fire Safety had any issues with the road not being connected. Jeph Bassett, Fire Safety, said a fire access road needs to be within 150' of all exterior walls.

Lori Williams clarified that the motion would only be for the Location & Sketch Map.

Lori Williams made a motion to approve the Location & Sketch Map, subject to:

1. Identification of the water main to the west along Ash Grove Dr..
2. Call out collector and arterial streets on the LSM.
3. A minimum 20' access easement shall be provided on the east side of lot 1000.
4. Provide a written acknowledgement of a plan to upgrade adjacent roadways.
5. Access easement along lot 5 should be noted.
6. Eliminate the partial cul-de-sac at Hamlin and Ash Grove intersection and show stub street to the east.
7. Identify if the subdivision is outside of the floodplain.
8. Identify existing lot lines in the legend.
9. Identify access easement connecting Ash Grove Dr..
10. Provide access off of Ash Grove Dr. to the property east of lot 1.
11. A 20' easement provided for CWLP Electric on the north side of the property.

Brad Bixby seconded the motion and the vote to approve was unanimous.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 2003-15

CENSUS TRACT # 20

NAME OF SUBDIVISION: White Oaks Commons - Lots 1 & 2 – Plat of Easement Vacation

JURISDICTION: City

DATE OF MEETING: March 5, 2015

OWNER: Commerce Bank National Association
C/O Michael J. Feulner

ENGINEER: Martin Engineering Company

DESCRIPTION: Pt. NW ¼, Sec. 7, T15N R5W, Northeast corner of Veterans Parkway and
Iles Avenue

.356 **Acres** 2 **Lots**

MOTION TO RECOMMEND: No Motion Was Made. Engineer withdrew the Plat of Easement Vacation.

BY:

2ND BY:

VOTE:

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. 2003-15

CENSUS TRACT # 20

NAME OF SUBDIVISION: White Oaks Commons - Lots 1 & 2 – Plat of Easement

JURISDICTION: City

DATE OF MEETING: March 5, 2015

OWNER: Commerce Bank National Association
C/O Michael J. Feulner

ENGINEER: Martin Engineering Company

DESCRIPTION: Pt. NW ¼, Sec. 7, T15N R5W, Northeast corner of Veterans Parkway
and Iles Avenue

.356 Acres 2 Lots

MOTION TO RECOMMEND: No Motion Was Made. Engineer withdrew the Plat of
Easement.

BY: _____

2ND BY: _____

VOTE: _____

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 # LS 2014-03

CENSUS TRACT # 20

NAME OF SUBDIVISION: Green Certified West – Site Development Plan – White Oaks Commons
Minor Subdivision – Lots 1 and 2

JURISDICTION: City

DATE OF MEETING: March 5, 2015

OWNER: Green DKSM, LLC.

ENGINEER: Martin Engineering Company

DESCRIPTION: Pt. NW ¼, Sec. 7, T15N, R5W – North side of Iles Avenue, east of
Veterans Parkway

3.36 Acres 1 Lots

MOTION TO RECOMMEND: No Motion Was Made. Engineer withdrew the Site
Development Plan.

BY: _____

2ND BY: _____

VOTE: _____

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. 2004-09
CENSUS TRACT # 5.01

NAME OF SUBDIVISION: Atlanta Place – Lot 4 – Plat of Easement Vacation

JURISDICTION: City

DATE OF MEETING: March 5, 2015

OWNER: CW Properties I, LLC

ENGINEER: Martin Engineering Company

DESCRIPTION: Pt. SE ¼, Sec. 3, T16N R5W, Southwest Corner of Marketplace Drive and Atlanta Street

.129 Acres 1 Lots

MOTION TO RECOMMEND: Approve; Subject To

BY: T.J. Heavisides

2ND BY: Lori Williams

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the Plat of Easement Vacation. He said they are designing a new Carpet Weavers store and are currently going through the building permit stage. He said there was an existing access easement on the south edge of the property that they are vacating as well as a short section of no access restriction. He said they will also plat a utility easement to cover several utilities that were in the access easement.

Joe Zeibert, Regional Planning Commission, clarified that the only item being acted on is the Partial Plat of Vacation. He said the no access area to be vacated needs to be keyed in on the map.

T.J. Heavisides, Public Works, deferred his comments to Lori Williams.

Lori Williams, City Traffic Engineer, said the plat shall be signed and sealed. She said where bearing, azimuth or coordinate systems are used; the basis or proper names of the system shall be noted on the plat. She said the separate easement uses shall be differentiated by use of different line types and/or hatching and identified separately in the legend. She said for example the access easement between Lot 4 and the Steak n Shake lot that is an easement. She said also the easement for the utilities around the property and the new easement. Walker said he did not agree with the comments because it is already a platted lot and it's all shown on the plat. T.J. Heavisides said it was already shown that way on the original plat. He said they had two different types of easements that were shown separately in the legend. Walker said they are not platting those easements here. He said chain of title should go back to the Final Plat to see how

those are described here. He said they are not replatting it they are just showing it as information on the lot. Gregg Humphrey, Springfield Metro Sanitary District, stated that the standards written must be followed.

T.J. Heavisides made a motion to approve the Plat of Vacation, subject to:

1. The no access area to be vacated shall be keyed in on the map.
2. Plat signed and sealed.
3. Where bearing, azimuth or coordinate systems are used; the basis or proper names of the system shall be noted on the plat.
4. Need to differentiate the separate easement uses by use of different line types and/or hatching and identify separately in the legend. There should be three different line types or symbols for the following: 1) Shared Entrance; 2) Utility, CATV, and/or Drainage; 3) Access Easement.

Lori Williams seconded the motion and the vote to approve was unanimous.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 2004-09
CENSUS TRACT # 5.01

NAME OF SUBDIVISION: Atlanta Place – Lot 4 – Plat of Easement

JURISDICTION: City

DATE OF MEETING: March 5, 2015

OWNER: CW Properties I, LLC

ENGINEER: Martin Engineering Company

DESCRIPTION: Pt. SE ¼, Sec. 3, T16N R5W, Southwest Corner of Marketplace Drive and Atlanta Street

.129 Acres 1 Lots

MOTION TO RECOMMEND: Approve; Subject To

BY: Greg Humphrey

2ND BY: Lori Williams

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the Plat of Easement. He said they are platting an easement on the south 30 feet of existing Lot 4.

T.J. Heavisides, Public Works, deferred his comments to Lori Williams.

Lori Williams, City Traffic Engineer, asked if the 15 foot easement from Marketplace is being vacated. Walker said it is not being vacated. She said it is shown to be vacated. Walker said the 30 foot access easement is being vacated but the existing 15 foot utility easement is not. She said the basis of bearing, and signature and seal shall be shown on the plat. She said the easement types shall be differentiated with different line types in the legend.

Gregg Humphrey made a motion to approve; subject to:

1. Show basis of bearing
2. Document shall be signed and sealed.
3. Differentiate the separate easement uses for the two different easements.

Lori Williams seconded the motion and the vote to approve was unanimous.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 1990-22

CENSUS TRACT # 36.00

NAME OF SUBDIVISION:	Slumberland – Resubdivision of Lot 26 Prairie Crossing and Variance Sec. 153.158(B)(2) – Lot Arrangement – Plat 2 – Preliminary Plan	
JURISDICTION:	City	
DATE OF MEETING:	March 5, 2015	
OWNER:	Larson Enterprises	
ENGINEER:	VAA Engineering	
DESCRIPTION:	Pt. NW ¼, Sec. 19, T15N, R5W – Northside of Chuckwagon Drive, west of Schooner Drive, West of Gander Mountain	
	3.85	Acres
	1	Lots
MOTION TO RECOMMEND	Approve Variance	Approve Preliminary Plan; Subject To
BY:	T.J. Heavisides	Lori Williams
2ND BY:	Steve Hall	T.J. Heavisides
VOTE:	Unanimous	Unanimous

Pat Koehnen, VAA, presented the Variance and Preliminary Plan. He said they are doing a Slumberland on Lot 26A. He said the variance request is for a shared driveway access for lots 26A and 26B.

Joe Zeibert, Regional Planning Commission, clarified that what is before them is a revised Preliminary Plan with a Variance request to allow access through an access easement. He said the drawing submitted supports the Variance request, but for the revised Preliminary Plan they should strip out the building and parking and just show the two lots with the access required for the Variance. He said they may still include it as an exhibit to the variance request. Zeibert said they shall provide dimensions for lots 26A and 26b. He said the spelling of Boundary shall be corrected and hydrants shall be shown.

Mike Johnson, CWLP Water, said the existing 10” water main located just west of this parcel shall be shown. He said the location of proposed fire hydrants, water mains, and water services shall be shown on the Preliminary Plan in a location approved by CWLP Water Department and Springfield Fire Safety. Johnson said all proposed water mains and fire hydrants that are located outside of the road right-of-way shall be within a 20’ water main easement. He stated all water mains required for this parcel will be installed by CWLP at the developer’s expense.

T.J. Heavisides asked about the intention of the connection to the existing access easement on the south side of the property. Koehnen said it will be used as a hammerhead for trucks delivering to the lot so they can back in. He said he doesn’t foresee vehicles traveling though that

access point. Heavisides clarified it would be used as a turnaround. Koehnen confirmed. Heavisides asked for a clarification on an 80' and 130' dimension near the access easement. He asked that they be shown differently to clearly show what each dimension refers to. Heavisides asked about the configuration of the proposed access easement. Koehnen said the shape of the easement had been developed before they were part of the project. He said they spoke with CMT who did the original survey and they said it was for truck turning movements. He said if it needs to be modified it can be more rectangular if required. Lori Williams, City Traffic Engineer, said she understands the turning movements but said there is no pavement there. She asked if they would be putting pavement there. Koehnen said they will be putting pavement in that portion of the easement. Heavisides asked why they are putting that in for turning radius on lot 26B. Koehnen said for 26A they will have their turning radius and the rest of the drive can be developed later for lot 26B. He said that was developed as a joint agreement with the developer. Zeibert asked if the lot next door will need that extra easement area. Heavisides asked by they chose to not have the easement line come straight down. He clarified they were curious about the need for the triangle.

Jeph Bassett, Fire Protection, said all portions of the exterior wall need to be within 150 feet of a fire department access road. He said the west exterior wall does not meet this. Koehnen said they put a fire hydrant at the northeast corner of the building where the fire department connection will be and checked all the hydrants to make sure they are within the limits. Bassett asked if they fixed the issue with the west wall. Koehnen said they will have an agreement for the private drive on the west side of the building.

Brad Bixby, CWLP Electric, said they have a cabinet that is not shown on the plans just outside of the south west corner of the property line that will be the source for the transformer. He said this must be shown on the site plan and they can provide maps if needed.

Johnson said they have an existing water main on the Meijer property and it would be their preference to provide water from that main. He said they will need an easement from Meijer to do that and if it is not achievable they would be able to use the original design. Koehnen agreed that was preferable.

T.J. Heavisides made a motion to approve the Variance Section 153.158(B)(2), Steve Hall seconded the motion and the vote to approve was unanimous.

Lori Williams made a motion to approve the Preliminary Plan subject to:

1. Correct the spelling of Boundary
2. Remove building footprint and parking form the preliminary plan
3. Show fire hydrants
4. West wall should be within 150 feet of a fire access road
5. Show 10 inch water main west of the parcel
6. Show location of proposed water mains, water services and fire hydrants
7. Proposed water mains and fire hydrants shall be within the 20' water main easement if located outside of the road right-of-way.

T.J. Heavisides seconded the motion and the vote to approve was unanimous.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE # LS 2014-03

CENSUS TRACT # 20

NAME OF SUBDIVISION: Green Certified West – Site Development Plan – White Oaks Commons Minor Subdivision – Lots 1 and 2
White Oaks Commons - Lots 1 & 2 – Plat of Easement Vacation
White Oaks Commons - Lots 1 & 2 – Plat of Easement

JURISDICTION: City

DATE OF MEETING: March 5, 2015

OWNER: Green DKSM, LLC.

ENGINEER: Martin Engineering Company

DESCRIPTION: Pt. NW ¼, Sec. 7, T15N, R5W – North side of Iles Avenue, east of Veterans Parkway

3.36 Acres 1 Lots

MOTION TO RECOMMEND: Withdrawn by Engineer

BY: _____

2ND BY: _____

VOTE: _____

Phil Martin, Martin Engineering, requested that White Oaks Commons - Lots 1 & 2 – Plat of Easement Vacation, White Oaks Commons - Lots 1 & 2 – Plat of Easement, and Green Certified West – Site Development Plan – White Oaks Commons Minor Subdivision – Lots 1 and 2 all be combined for comment, as they are related. Gregg Humphrey, Springfield Metro Sanitary District, confirmed that Martin only wanted comments for each project. Martin confirmed that. Martin said they are still trying to work some things out with Public Works with regard to a parking plan for the Green Certified West Site Development Plan. He said the main issue is the access drive. He also said there is a requirement that a parking plan needs to be turned in if deemed necessary, and it has been deemed necessary. He said he got the building layout plans so the parking plan has not been completed. Martin said he was hoping to get comments on the Plat of Easement Vacation, Plat of Easement, and Site Development Plan. He said he would like to resubmit next month after talking to Public Works about the parking plan.

Joe Zeibert, Regional Planning Commission, asked if the proposed easement width can accommodate proposed truck turning movements into the site. Martin said it will be able to, it is 30 feet wide. Zeibert wondered if the movements had been checked and said if 30 feet is sufficient than that would be acceptable. Zeibert said he would need an access easement document for ingress and egress if it is not already there. Martin clarified that he meant the

shared access easement agreement. Zeibert confirmed that and said it pertains to who is maintaining the easement. Martin said the document exists and it should be in the Planning Commissions possession as well as the Franklin Ground Squirrel document. He said the DNR confirmed there was no squirrel on the site. Zeibert said for the site plan they need to show the acreage of each lot. He said sidewalks need to be shown through the drive approach.

Martin addressed Mike Johnson, CWLP Water, and confirmed that a valve will be not in the curb but in the access drive itself. Martin said they would rather have it in the island. Johnson said if that is the case the fire hydrant may be too close to the curb section and it will need to be examined.

T.J. Heavisides, Public Works, said they would deny approval for all three items. He said for the plat of easement vacation they shall show section, township, range and principal meridian on face of plat. He said they shall show all lot corners and points of curvature. Heavisides said they shall show basis of bearing and it should match the bearing of the line called for. He said basis of bearing should match the bearing of the line called for. He stated the surveyor's seal, signature, date of signing, and license expiration date.

Heavisides said for the Plat of Easement they recommend denial based on an insufficient Site Development Plan. He said section, township, range, and principal meridian shall be shown on the face of the plat. He said all lot corners and points of curvature shall be shown. Heavisides stated that all bearings and distance calls on all lot lines shall be shown. He said all easements or setback lines shall be shown as on the recorded plat. He stated the surveyor's seal, signature, date of signing, and license expiration date shall be shown.

Heavisides said the Site Development plan does not contain sufficient information to review the feasibility of shared access. He said they need parking lot layout, curb cut locations, and plans to be further developed to show how it will function. He asked what the "Marked Sidewalk" was that was shown on the plan. Martin said it is the striped lines in the parking lot that are supposed to guide people from the sidewalk to the building. Zeibert said it was a common thing to have added to plans. Lori Williams, City Traffic Engineer, said those should be refined with their site plan for Green. Martin said because he did not know what building was going in, he added the striped area to comply with the subdivision regulations.

Brad Bixby, CWLP Electric, said they have an electric cabinet there that can serve the whole site. Martin said they had received a bid and will not be asking them to put it underground.

Martin said even though denial is recommended he hopes deferring to next month is acceptable. Gregg Humphrey, Springfield Metro Sanitary District, asked Martin if he was requesting withdrawal to next month. Zeibert confirmed the withdrawal was of agenda items 2, 3, and 4. Martin confirmed that is correct. Martin wanted to confirm he did not have to resubmit. Zeibert said he must resubmit if he is making corrections to the plan. Martin said he did not want to have to pay another fee. Zeibert said he would not have to pay again but would have to submit a new site plan by the filing deadline.