



LAND SUBDIVISION COMMITTEE MEETING MINUTES
February 4, 2016

ATTENDANCE

Land Subdivision Committee Members	Staff
Jason Jacobs	Joe Zeibert
T.J. Heavisides	Peter Jordet
Mike Johnson	
John Harris	
Elliot McKinley	Others
Chris Cole	Mike Curtis
Brad Bixby	John Reynolds
Brian Wright	
Lori Williams	
Cyndi Knowles	
Ken Springs	

· **CALL TO ORDER**

T.J. Heavisides called the meeting to order at 1:30 PM.

· **MINUTES OF MEETING**

T.J. Heavisides asked if there were any changes or corrections to the January 7, 2016 Land Subdivision Committee meeting minutes. Heavisides said hearing none, the meeting minutes would stand as approved.

· **ACTION ITEMS**

See attached

· **UNFINISHED BUSINESS AND NEW BUSINESS**

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

· **ADJOURNMENT**

T.J. Heavisides asked for a motion to adjourn the meeting. Lori Williams motioned to adjourn, and was seconded by Cyndi Knowles. The meeting adjourned at 1:38 PM.

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

FILE NO. 2015-09

CENSUS TRACT # 35

NAME OF SUBDIVISION: Polka Dot Patch County Minor Subdivision – Final Plat

JURISDICTION: Sangamon County

DATE OF MEETING: February 4, 2016

OWNER: Melinda Smith

ENGINEER: Fuhrmann Engineering

DESCRIPTION: Pt. SE ¼, Sec. 26, T16N, R8W – North of Berlin Tower Road
between Owen Long Road & Miner Road

8.57 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject To;

BY: Brian Wright

2ND BY: Cyndi Knowles

VOTE: Motion passed with Jason Jacobs voting against.

Mike Curtis, Fuhrmann Engineering, said the Final Plat is for the division of an 8 acre parcel in the western part of the county. He said a 1 acre piece is being divided off for construction of a new house.

Joe Zeibert, Regional Planning Commission, said a half acre septic field shall be shown on Lot 1. He said the note regarding zoning shall be removed from the plat. He stated the acreage in the general land legal description shall be corrected. Zeibert said a note shall be included stating buildings must be spaced 100' apart for fire suppression requirements.

Brian Wright, Sangamon County Highway Department, said all entrances to Berlin Tower Road must be approved by the Township Road Commissioner. He said there shall be no discharge of septic or sump pumps into the ditches. Curtis said a note for both items has been included on the plat.

Jason Jacobs, SMSD, stated SMSD objects to development without all utilities in place.

Cyndi Knowles, Sangamon County Zoning, stated per the zoning approved October 6, 2015 Lot 1 must be a minimum of 150' wide, and it is currently shown as 144'. She said Lot 2 may be less than 150' but must be greater than 80'. Zeibert stated Lot 1 must remain a minimum of 1 acre after the lot width has been adjusted.

Brian Wright made a motion to approve the Final Plat, subject to;

1. Show ½ acre for a septic field on Lot 1;
2. Remove the zoning note;
3. Correct the acreage in the general land legal description;

4. Include a note stating buildings must be spaced 100' apart to account for fire suppression requirements; and
5. The width of Lot 1 shall be a minimum of 150'.

Cyndi Knowles seconded the motion and the motion passed with Jason Jacobs voting against.

T.J. Heavisides 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. 2015-02

CENSUS TRACT # 37

NAME OF SUBDIVISION: Schermerhorn Farm Exemption
County Minor Subdivision – Final Plat

JURISDICTION: Sangamon County

DATE OF MEETING: February 4, 2016

OWNER: Craig & Geraldine Schermerhorn

ENGINEER: Raynolds, Higginbotham & Associates, Inc.

DESCRIPTION: Pt. NE ¼, Sec. 26, T17N, R6W – North of Camp Cilca Road, West
of Cantrall Creek Road

5 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject to;

BY: Brian Wright

2ND BY: Cyndi Knowles

VOTE: Motion passed with Jason Jacobs voting against.

John Raynolds, Raynolds, Higginbotham & Associates, presented the final plat. He stated the plat is a division of 5 acres, north of Camp Cilca Road.

Joe Zeibert, Regional Planning Commission, said a note shall be included stating buildings must be spaced 100' apart for fire suppression requirements. Raynolds asked if this pertains to existing buildings. Zeibert said it would apply to any future development on Lot 2. Zeibert asked that the septic area be moved to page 1. Raynolds stated they would prefer to keep the septic fields as an exhibit to the plat. Zeibert said in that case the pages of the plat shall be marked at 1 of 2 and 2 of 2. Zeibert said all line types shall be shown. He said elevations with contours shall be shown. He said the centerline of Camp Cilca Road shall be identified. Zeibert said existing utility lines shall be shown. He said a note on the face of the plat shall be included to convey the right-of-way. Zeibert said the septic field shall be shown as 1, ½ acre section. He said acreage shall be included in the general legal description.

Brian Wright, Sangamon County Highway Department, said all entrances to Camp Cilca Road must be approved by the Township Road Commissioner. He said there shall be no discharge of septic or sump pumps into the ditches.

Jason Jacobs, SMSD, stated SMSD objects to development without all utilities in place.

Brian Wright made a motion to approve the Final Plat, subject to;

1. Include a note stating buildings must be spaced 100' apart to account for fire suppression requirements;
2. Mark the plat and attachment as pages 1 of 2 and 2 of 2;
3. Show line types;

4. Show elevations with contours;
5. Identify the centerline of Camp Cilca Road;
6. Show existing utility lines;
7. Convey right-of-way along Camp Cilca Road on the face of the plat;
8. Show septic field as 1, ½ acre piece; and
9. Include acreage in the general land legal description.

Cyndi Knowles seconded the motion and the motion passed with Jason Jacobs voting against.

T.J. Heavisides asked the engineer if the subject to's were understood. The engineer stated that they were understood.