

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

FILE NO. 1991-09
CENSUS TRACT # 36.03

NAME OF SUBDIVISION:	Oak Park – 10 th Addition – Resurvey of Lot 228 – Preliminary Plan
JURISDICTION:	City
DATE OF MEETING:	September 2, 2010
OWNER:	Oak Park Estates LLC – Bob Barker
ENGINEER:	Martin Engineering
DESCRIPTION:	Pt. SE ¼, Section 3, T15N, R6W (NW corner of Iles Avenue & eventual extension of Bradfordton Road)
	7.677 Acres 21 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Jim Henricks
VOTE:	Unanimous

Pete Wagner, Martin Engineering, presented the preliminary plan.

Joe Zeibert, Regional Planning Commission, said to identify the tree line in the legend or on the plan. He said preliminary covenants are needed and they must address landscaping along the arterial roads, i.e. the proposed Bradfordton Road extension and Iles Avenue.

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

Steve Stewart, CWLP-Water, said the fire hydrant location may require adjustment based upon the location of the sewer lines.

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

Nate Bottom, Office of Public Works, said Bradfordton Road needs to be designed for the ten year storm event. Bottom said this can be addressed with the construction plans. He also said if possible, it is necessary to eliminate the manhole near the seventy-eight foot length marked on the preliminary plan. Bottom said this may mean the applicant has to dedicate more area for Lot 1. Bottom said this issue can be discussed at the construction plan phase.

Lori Williams, City Traffic Engineer, reminded the applicant that Bradfordton Road at Iles will need to be modified to accommodate a larger design vehicle due to it being the intersection of two arterial roadways. She reminded the applicant the shared use path on the west side of Bradfordton Road should be moved closer to the right-of-way line to accommodate the future widening of Bradfordton Road. Williams said the sidewalk along the east side of Bradfordton Road should be moved to the east to accommodate the future widening of Bradfordton Road. She reminded the applicant an intersection design study will be needed for Bradfordton Road to Iles Avenue. Williams reminded the applicant that curve data is needed for the proposed centerline of Bradfordton Road and Sedgwick Drive. She re-iterated these were FYIs for the future.

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

Rick Weber, Springfield Fire Department, had no comments.

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

Roleen Thoele, CWLP-Electric, had no comments.

Kenneth Springs, citizen member, had no comments.

Nate Bottom moved to approve the preliminary plan, subject to:

- (1) Identifying the tree line in the legend or on the preliminary plan;
- (2) Submission of preliminary covenants which includes a description of how landscaping along the arterial roads shall be handled; and
- (3) Adjusting the fire hydrant locations based on the sewer lines, if necessary.

Jim Henricks seconded the motion and the vote was unanimous.

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

FILE NO. 2004-02
CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Centennial Park Place – Preliminary Plan Reaffirmation

JURISDICTION: City

DATE OF MEETING: September 2, 2010

OWNER: Centennial Park Subdivision LLC – contact: Tom Giacomini

ENGINEER: Martin Engineering - Steve Walker

DESCRIPTION: Pt. NE ¼ & SE ¼, Section 9 & Pt. S ½, NW ¼, Section 10, T15N, R6W (West side of Leinhart Road, north of Centennial Park)

196 **Acres** 336 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Kenneth Springs

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the preliminary plan for re-affirmation. He said the re-affirmation was requested because the preliminary plan was about to expire.

Joe Zeibert, Regional Planning Commission, said the applicant shall correct the zoning designations identified on the plan since the property has been annexed to the City. Zeibert said to check the notes and correctly designate which lots are zoned R-2. Zeibert said to remove the second part of the second to last comment about sixty foot wide cul-de-sacs in the county because the entire property was in the city. He said to remove the first part of the last comment but to keep the access note for Lot 1004. Zeibert asked about the silt fence shown on page two of the plans. Walker stated that the erosion control comments that did not apply to the current plan and that those would be corrected. Zeibert said to revise the owner/developer information. He said to remove the third note from the bottom about existing buildings. Zeibert said the next phase of the development will include a bridge and reminded the applicant this will require a floodplain development permit before you can submit a final plat.

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

Mike McCarthy, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, said he had discussed this development with Mr. Hasara of the Curran-Gardner Water District and that CWLP would provide water for this development because it was annexed before September 2009. Stewart said anything which has already been annexed will be served by CWLP; any additional ground around the perimeter that is not annexed will be served by the Curran-Gardner Water District. He said if there are questions, these can be revisited with the intergovernmental agreement. Stewart said there is adequate capacity for the preliminary plan in this area.

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

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

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building & Zoning, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

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

Roleen Thoele, CWLP-Electric, had no comments.

Kenneth Springs, citizen member, had no comments.

Nate Bottom moved to approve the re-affirmation of the preliminary plan, subject to:

- (1) Correcting the zoning designations on the plan to reflect city zoning;
- (2) Checking the notes on the plan and correct any inaccurate zoning designations;
- (3) Removing the second part of the second to last comment about sixty-foot cul-de-sacs in the county;
- (4) Removing the first part of the last comment, keeping the access note for Lot 1004;
- (5) Cleaning up the erosion control measures on the plan that are not currently in place;
- (6) Revising the owner/developer information; and,
- (7) Removing third note from the bottom about existing buildings.

Kenneth Springs seconded the motion and the vote was unanimous.