

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

FILE NO. 2006-24

CENSUS TRACT # 38.01

<b>NAME OF SUBDIVISION:</b>	Carver Estates – City Minor Subdivision – Final Plat
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	February 3, 2011
<b>OWNER:</b>	Wilma June Carver, Catherine L. Powell, David G. & Marilyn Carver (c/o David Carver)
<b>ENGINEER:</b>	Raynolds, Higginbotham & Jacobs
<b>DESCRIPTION:</b>	Pt. W ½, E ½, SE ¼, Section 19, T16N, R4W (Carver Road south of Ridgely Road)
	7.198 <b>Acres</b> 3 <b>Lots</b>
<b>MOTION TO RECOMMEND:</b>	Approve the Final Plat, Subject To
<b>BY:</b>	Nate Bottom
<b>2<sup>ND</sup> BY:</b>	Steve Stewart
<b>VOTE:</b>	Unanimous

John Raynolds presented the final plat. He said the plat was to allow the reconfiguration of lot lines for 3 pre-existing residences.

Joe Zeibert, Regional Planning Commission, said the applicant shall change note 5 from Sangamon County to the City of Springfield because the subdivision is within the Springfield subdivision jurisdiction. Zeibert said the plat is unclear as to how much right of way is being dedicated. Bottom reiterated Zeibert's comment and suggested to remove the two interior lot lines to help clarify the right-of-way being dedicated. Zeibert said the applicant shall add a note conveying the right-of-way to the appropriate township. He said the applicant shall change the section from 148 to 179 and the year from 1985 to 1988 on the Regional Planning Commission signature block. Zeibert said the applicant shall identify existing utilities and drainage courses within the site. He said the applicant shall identify contours on the final plat. He said the applicant shall provide a bearing for the front lot lines of Lots 1, 2, and 3. Raynolds asked Zeibert if a contours waiver had previously been granted for Carver Estates because the residences were pre-existing. Raynolds said nothing will be constructed and the interior lot lines were changing. Bottom said the ordinance requires contours. He said if a waiver was granted, and if there are no modifications being made to the contours, then the contours will not be required to be shown on the plat. Bottom asked staff to check the record to see if a waiver was previously granted.

Steve Stewart, CWLP-Water, said because water service exists to these 3 lots through the Sugar Creek Water District, he had no objections to moving the interior lot lines.

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

Nate Bottom, Office of Public Works, said the applicant shall remove the interior lot lines to clarify the right-of-way dedication. He said the applicant shall add a note saying the rights-of-way are hereby dedicated in fee simple to Clear Lake Township. Bottom said the plat shall be signed and sealed by a professional land surveyor.

Lori Williams, City Traffic Engineer, said the applicant shall include a legend of all items shown on the plat.

Matt McLaughlin, Springfield Building and Zoning Department, 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.

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

- (1) Changing note 5 from Sangamon County to the City of Springfield;
- (2) Clarifying the location of the right-of-way being dedicated;
- (3) Adding a note dedicating the right-of-way in fee simple to Clear Lake Township;
- (4) Changing the section number and the year on the Regional Planning Commission signature block;
- (5) Identifying existing utilities and drainage courses within the site;
- (6) Adding contours to the final plat if required;
- (7) Having a professional land surveyor sign and seal the plat;
- (8) Identifying a bearing for the front lot lines of Lots 1-3; and,
- (9) Including a legend for all items shown on the plat.

Steve Stewart 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.**

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

FILE NO. 1988-21

CENSUS TRACT # 31

**NAME OF SUBDIVISION:** North Lake Shore Subdivision – Location & Sketch Map and Variance of Sec. 153.158(B)(2) – Lot Arrangement (Through Lots) and Variance of Sec. 153.158(C) – Size of Blocks

**JURISDICTION:** City

**DATE OF MEETING:** February 3, 2011

**OWNER:** Bill Furling III

**ENGINEER:** Greene & Bradford

**DESCRIPTION:** Pt. W ½, NW ¼, Section 35, T15N, R5W (Southeast corner of West Lake Shore Drive and Crows Mill Road)

49.404    **Acres**                      82                      **Lots**

<b>MOTION TO RECOMMEND:</b>	Approve a Variance of Sec. 153.158[C] – Size of Blocks – to allow a block to exceed the maximum block length	Approve a Variance of Sec. 153.158[B][2] – Lot Arrangement – Through Lots to allow several through lots that access only interior streets, Subject To	Approve the Location & Sketch Map, Subject To
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<b>BY:</b>	Nate Bottom	Nate Bottom	Nate Bottom
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<b>2<sup>ND</sup> BY:</b>	Paul O'Shea	Lori Williams	Steve Stewart
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<b>VOTE:</b>	Unanimous	Unanimous	Unanimous
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Don DeFrates presented the location and sketch map and variances. He said it was the same as a prior plan for this development.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map as well as the variance for Section 153.158[C] for size of lots as well as Section 153.158[B][2] for lot arrangement to allow through lots. He said the developer has proposed to develop double frontage lots located along Crows Mill Road and West Lake Shore Drive with the intent to only allow access from the interior roadways located within the limits of

the North Lake Shore development. Zeibert said all essential services are available to serve the site and the development is in accord with the 2020 Springfield Comprehensive Plan.

Zeibert said other comments received were: (1) sidewalks will be required along West Lake Shore Drive and Crows Mill Road. (2) There is a question pertaining to right-of-way along West Lake Shore Drive shown as 30' when North Lake Shore Subdivision Plat 8 shows 40'. (3) There is a question about which 2 lots will be multiple-family. (4) Lots 236, 237, 267, 268, 269, 270, 287 and part of 271 are zoned S-1 and will need to be rezoned to allow a residential use. (5) Lots 172, 173, 205, 206, 226 to 233, 286, and 1000 are zoned R-2. (6) The Illinois Natural Heritage Database shows the Black-Crowned Night Heron, which is a protected species, may be within the vicinity of this development. Zeibert said there were also a few other comments. He said the plan identifies a 170' X 200' square and asked whether this was part of the development or was owned by Cagnoni. DeFrates said this area was an exception on the original preliminary plan. Zeibert asked if the developer owned this area anymore to which DeFrates replied he did not check. Zeibert said if the applicant does not own this area, then it shall be removed. Zeibert said the applicant shall show the tree line along Crows Mill Road as well as along the future Wind Tree Road. Zeibert asked whether the setback on note 3 is correct. Zeibert said the applicant shall correct it if it is inaccurate. He said the applicant shall provide a list of officers of North Lake Shore Subdivision, L.L.C. Zeibert said the applicant shall identify Waterbury as Waterbury Pond Court. Zeibert asked whether Lake Crest Drive and Horseview Drive could line up. Nate Bottom, Office of Public Works, said Horseview Drive was not an asphalt street and the City did not want to promote a cut through on Horseview Drive. Bottom said drivers could still get through there if necessary, but they did not want to promote a speedway through the neighborhood. Zeibert asked if any improvements will be needed for Crows Mill Road except sidewalks to which Bottom replied sidewalks must be constructed within the right-of-way. Zeibert said if Lot 286 is larger than 5 acres, a large scale development plan will be required. Gregg Humphrey, Springfield Metro Sanitary District, said he thought the exception was divided off via tract survey in approximately 1989.

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 provide sidewalks along West Lake Shore and Crows Mill. He asked DeFrates why the right-of-way was only 30'. DeFrates replied North Lake Shore Subdivision Plat 8 shows 40' of right-of-way being dedicated because Toronto Road was classified as an arterial. He said Plat 10 shows 30' of right-of-way being dedicated. Bottom said a reduction was granted from 60' down to 40'. He said he was unsure if a reduction to 30' of right-of-way is acceptable. Bottom said he believed the right-of-way required might still be 40'. He said the reason it may have been 30' to the east is because the road hooked to the north. DeFrates said the right-of-way dedication shown is 30' from the section line. Bottom asked DeFrates to check and make the proper adjustment if needed.

Lori Williams, City Traffic Engineer, had no comments.

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

Rick Weber, Springfield Fire Department, said the applicant should show water lines, especially along Shadow Brook Lane and Stone Brook Lane. Humphrey said proposed utilities were not required to be shown on a location and sketch map. DeFrates clarified that existing utilities were shown on the location & sketch map in platted areas shown with hashed lines. Bottom said existing utilities are shown on the location and sketch map while proposed utilities are shown on the preliminary plan. DeFrates said there is an existing water line along Wind Tree Road that runs north to Old Toronto Road, i.e. West Lake Shore Drive, shown on the location and sketch map.

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

Roleen Thoele, CWLP-Electric, had no comments.

Humphrey said we should vote on the variance requests first. Humphrey asked whether the variances could be together or handled separately. Zeibert said he thought they could be together. Humphrey asked what the variances were. Zeibert said the first variance was of Sec. 153.158[C] for block length.

Nate Bottom moved to approve a variance of Section 153.158[C] – Size of Blocks. Paul O'Shea seconded the motion and the vote was unanimous.

Humphrey asked the purpose of the second variance. Zeibert said the variance was to allow through lots along Crows Mill Road and West Lake Shore Drive with access only onto interior streets. Humphrey asked if the Planning Commission supports the variance to which Zeibert said as long as the access is only to the interior drives.

Nate Bottom moved to approve a variance of Section 153.158[B][2] – Lot Arrangement – Through Lots subject to having a note on the location and sketch map stating that the only access for those lots shall be from the interior drives. Lori Williams seconded the motion and the vote was unanimous.

Nate Bottom moved to approve the location and sketch map, subject to:

- (1) Removing the 170' X 200' exception if it is not owned by the developer;
- (2) Showing the tree lines along Crows Mill Road and Wind Tree Road;
- (3) Correcting the setback note;
- (4) Providing a list of officers of North Lake Shore Subdivision, L.L.C.;
- (5) Changing the street name from Waterbury to Waterbury Pond Court; and,
- (6) Correcting the right-of-way dimensions.

Steve Stewart seconded the motion.

Gregg Humphrey asked the engineer if the subject to's were understood. DeFrates said yes. He then said the applicant will try to align the sidewalk within the right-of-way without hurting the existing tree line. Humphrey asked who will receive the right-of-way. Bottom said he believed it will go to the City because of the annexation.

The motion passed with a unanimous vote.

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

FILE NO. 2010-04

CENSUS TRACT # 25

<b>NAME OF SUBDIVISION:</b>	Northwest Whitney Business Park – Final Plat
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	February 3, 2011
<b>OWNER:</b>	Ehrhardt Hospitality, LLC – Scott Ehrhardt
<b>ENGINEER:</b>	Greene & Bradford
<b>DESCRIPTION:</b>	Pt. W ½, NW ¼, Section 12, T15N, R5W (Northeast corner of Stanford Avenue and Adloff Lane)
	5.438 Acres      3      Lots
<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

Don DeFrates presented the final plat. He said a hotel was planned for Lot 1 and that it was unknown what use would occur on Lots 2 and 3.

Joe Zeibert, Regional Planning Commission, said the applicant shall provide documentation of the maintenance of the access easement between Lots 1 and 2. Zeibert said clarification is needed to identify what right-of-way is being dedicated with this plat. It appears that the City owns a portion of Adloff Lane. DeFrates said he was not sure if Adloff was platted. Zeibert said according to the GIS system, part of Adloff Lane was owned by the City of Springfield. DeFrates said according to his records Adloff was not platted beyond Stanford Avenue. Zeibert said documentation shall be provided to clarify the right-of-way along Adloff Lane. He said the applicant shall provide a list of the officers of Ehrhardt Hospitality. Zeibert asked DeFrates if a chord distance was missing in the legal description. DeFrates said Chord B is an exterior dimension and Chord C is an interior dimension. He said Chord B goes from the "CH = 90.08'" to where it says south 88 degrees 47 minutes 52 seconds west 46.51 feet. Zeibert said the legal did not seem to match what the curve showed.

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 show the lines of departure from one street to another. Bottom asked why there was a water main easement and a sanitary

sewer easement onto Lot 1. DeFrates said the sanitary sewer easement is necessary because the property will be greater than 15 PE requiring the installation of a sewer main. DeFrates also said an 8" water line will be installed for fire protection. Bottom reminded the applicant that the City would not own and operate a private sewer or a private water line. Humphrey said the City can also review the easements in the permitting stage.

Lori Williams, City Traffic Engineer, said the applicant shall label the Adloff roadway and shall add a note saying the right-of-way is hereby dedicated in fee simple interest to the City of Springfield.

Matt McLaughlin, Springfield Building and Zoning Department, 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.

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

- (1) Providing documentation for the access easement between Lots 1 and 2;
- (2) Identifying right-of-way being dedicated on the plat;
- (3) Providing a list of the officers of Ehrhardt Hospitality;
- (4) Changing the legal description, if necessary;
- (5) Showing the lines of departure from one street to another; and,
- (6) Adding a right-of-way dedication note.

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.**

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

FILE NO. 2011-01  
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CENSUS TRACT # 25

**NAME OF SUBDIVISION:** Northwest Whitney Business Park – Site Development Plan

**JURISDICTION:** City

**DATE OF MEETING:** February 3, 2011

**OWNER:** Ehrhardt Hospitality LLC – Scott Ehrhardt

**ENGINEER:** Greene & Bradford

**DESCRIPTION:** Pt. W ½, NW ¼, Section 12, T15N, R5W (Northeast corner of Stanford Avenue and Adloff Lane)

3.154 **Acres** 1 **Lot**

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

**BY:** Nate Bottom

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

**VOTE:** Unanimous

Don DeFrates presented the site plan. He said a 4 story 108-room Residence Inn would sit west of the Candlewood Suites hotel. DeFrates said there would be 130 parking spaces. He said ingress and egress to Lot 1 would be via a shared access easement.

Joe Zeibert, Regional Planning Commission, said the applicant shall re-title the plan as a site development plan rather than a large scale plan. He said the applicant shall provide a pedestrian way from the building to the public sidewalk. Zeibert suggested locating the sidewalk on the east side of the access drive to accommodate future pedestrian traffic with Lot 2. He said the applicant shall identify the areas to be sodded on the landscape plan. Zeibert said the applicant shall move the ash tree centered on the gas line shown on the landscape plan. He said the applicant shall show the property lines on the lumen plan. Zeibert said the applicant shall include the side yard and the rear yard setbacks on the proposed layout and geometrics plan. He said the applicant shall add a note to the lumen plan that all light fixtures shall be full cut off. He said the applicant shall provide a parking summary of the proposed spaces and the required spaces on page 5. Zeibert asked whether the straw bale dike is an acceptable erosion control measure, to which Nate Bottom, Office of Public Works, replied it is not an acceptable erosion control measure. Bottom said one could use aggregate ditch checks or different erosion control products specified in the Illinois Urban Manual.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, said the sanitary sewer service line will require an IEPA permit if the proposed usage exceeds 1,500 gallons per day. Also, the sanitary sewer service line at its point of exit from the building must be no less than 2' and no more than 3' to the top of the pipe below finished grade.

Nate Bottom, Office of Public Works, said this plan does not use straw bales. He said the comment is for future reference. DeFrates said he included the dandy bag as an example best management practice. Bottom said everything but the straw bales looked good. He said the building sanitary sewer connection would be private. Bottom said the applicant shall provide a copy of the IEPA notice of intent (NOI) to the City. Bottom said the applicant shall show the drainage break points. He said the applicant shall collect all the stormwater on the site and to not push it onto the roadway. Bottom said the applicant shall provide stormwater calculations for the site. He said he had stormwater calculations for the subdivision, but the applicant must provide calculations for the site.

Lori Williams, City Traffic Engineer, reiterated Zeibert's comment about parking space calculations. She said the applicant should extend the heavy duty parking pavement section along the north side of the parking lot so garbage trucks will have a place to turn around. She said the applicant shall provide a sidewalk connection to Stanford, preferably on the east side. She said the applicant shall provide a stop sign at the Stanford Avenue entrance.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant shall revise the lumen plan to reduce the lighting below a 1.0 foot-candle at the property line. He said the applicant shall provide a transitional buffer yard on the west side of Lot 1 because Lot 3 is zoned R-5b.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, said it might be desirable to enhance the entryway off Stanford with more landscaping. Also, he said there is no landscaping shown on the east side of the site.

Roleen Thoele, CWLP-Electric, said the applicant shall move the green ash tree on the gas line to the east. She said the electric transformer needs 3' clearance on 3 sides and 10' of clearance in front.

Nate Bottom moved to approve the site development plan, subject to:

- (1) Retitling the plans as a site development plan;
- (2) Providing a pedestrian walkway from Stanford Avenue to the hotel;
- (3) Identifying the sodded areas on the landscape plan;
- (4) Moving the ash tree on the landscape plan to meet utility needs;
- (5) Showing the property lines on the lumen plan;
- (6) Including side and rear yard setbacks on the proposed layout and geometrics plan;
- (7) Adding a note that all light fixtures shall be full cut off to the lumen plan;

- (8) Providing a parking summary of the proposed and required parking spaces on page 5;
- (9) Removing the straw bale dike from the plans;
- (10) Showing the sewer line at a depth between 2-3' below finished grade;
- (11) Providing a copy of the IEPA NOI to the City;
- (12) Showing the drainage break points;
- (13) Submitting site specific drainage calculations;
- (14) Showing a stop sign at the entrance onto Stanford Avenue;
- (15) Revising the lumen plan to meet zoning specifications;
- (16) Providing a transitional buffer yard along the west property line; and,
- (17) Providing 3' clearance on 3 sides of the electric transformer and 10' of clearance in front.

Paul O'Shea 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.**

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

FILE NO. 1993-01

CENSUS TRACT # 36.04

<b>NAME OF SUBDIVISION:</b>	Cobblestone Estates – 22 <sup>nd</sup> Addition – Final Plat – Revised Lot P-11
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	February 3, 2011
<b>OWNER:</b>	Tom Giacomini
<b>ENGINEER:</b>	Martin Engineering
<b>DESCRIPTION:</b>	Pt. E ½, SE ¼, Section 11, T15N, R6W (Westgate Drive (future extension) east of Meadowbrook Road and west of Kipling Court)
	0.321 <b>Acres</b> 1 <b>Lot</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

Steve Walker presented the final plat. He said the pool of the detention pond is being lowered and the storage is being expanded by adding area to Lot P-11.

Zeibert said it looks like the expansion is still off the parcel being included with Lot P-11. He said the applicant might want to expand the boundary slightly to the west. This expansion would allow the homeowner's association to properly maintain the detention pond. Walker said the homeowner's association should be able to maintain the bank in the area shown on the plat. Nate Bottom, Office of Public Works asked if there will be a 10' drainage easement for the detention pond area. Walker said he thought that was an unplatted area. Bottom said if there was a 7.5' or a 10' easement on the unplatted area, it might be easier to maintain the detention area. Gregg Humphrey, Springfield Metro Sanitary District, suggested getting the easement in the future. Zeibert asked what happens if the ground is never developed. Humphrey said one normally does not grant an easement off unplatted property. Bottom asked Walker to check if the area was planned to have a rear yard easement. He also asked Walker to check if the top of the bank for the detention pond is on Lot P-11 or is on the unplatted area. Zeibert asked what happens if the top of the bank is not on the lot. Bottom replied if the top of the bank is not in an easement or on Lot P-11 then there would be a problem. Walker said if the top of the bank is much higher than the emergency overflow it is not detention and there is no necessity for the bank to remain on Lot P-11. Zeibert asked how easy it is to mow a 3:1 slope. Humphrey said a 2:1 slope is terrible, but 3:1 is manageable.

Steve Stewart, CWLP-Water, had no comments.

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

Nate Bottom, Office of Public Works, said the plat needs to be signed and sealed by a professional land surveyor.

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.

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

Roleen Thoele, CWLP-Electric, said the applicant shall either dedicate a 15' easement along the extended Westgate Drive or the applicant shall designate all of Lot P-11 to be a utility easement.

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

- (1) Ensuring the top of bank will be on the combined Lot P-11;
- (2) Having a professional land surveyor sign and seal the plat; and,
- (3) Dedicating a 15' easement along the extended Westgate Drive or designating all Lot P-11 as a utility easement.

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.**

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

FILE NO. 2011-01

CENSUS TRACT # 30

<b>NAME OF SUBDIVISION:</b>	Swartz City Minor Subdivision – Final Plat
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	February 3, 2011
<b>OWNER:</b>	Steven W. Swartz
<b>ENGINEER:</b>	Rapier Surveying
<b>DESCRIPTION:</b>	Pt. SE ¼, Section 22, T15N, R5W (West side of Rodger Street, north of Southwind Road)
	2.193 <b>Acres</b> 2 <b>Lots</b>
<b>MOTION TO RECOMMEND:</b>	Approve, Subject To
<b>BY:</b>	Nate Bottom
<b>2<sup>ND</sup> BY:</b>	Paul O'Shea
<b>VOTE:</b>	Unanimous

Nate Bottom, Office of Public Works, said he talked with Mr. Swartz about installing sidewalks.

Joe Zeibert, Regional Planning Commission, said the applicant shall identify existing utilities on the plat. He said the applicant shall add a statement that the 40' setbacks are required through covenants since they are different from those required by the current zoning district. He said if the 40' setback was not platted previously, then the setbacks should be removed from the plans. Zeibert said the applicant shall add a legal description for Lot 1.

Steve Stewart, CWLP-Water, said there is water main and hydrants along the road. He said that if the owners build something that needs a sprinkler another fire hydrant may be needed depending on the location of the fire department connection.

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

Nate Bottom, Office of Public Works, said the applicant shall be required to install sidewalks or put up an appropriate security to build them. He said additional right-of-way may need to be dedicated to install the sidewalks. Bottom said the applicant shall provide a note if additional right-of-way is required that the right-of-way hereon is dedicated in fee simple interest to the City of Springfield.

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.

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

Roleen Thoele, CWLP-Electric, had no comments.

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

- (1) Identifying the existing utilities;
- (2) Adding a statement that the 40' setbacks are required through covenants;
- (3) Removing the 40' setback line if they were not platted on a previous plat;
- (4) Adding a legal description for Lot 1
- (5) Dedicating additional right-of-way for the installation of the sidewalk, if required;  
and,
- (6) Note – The right-of-way is hereby dedicated in fee simple interest to the City of Springfield.

Paul O'Shea 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.**