



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
October 3, 2013**

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
Nate Bottom, Vice-Chairman	Steve Keenan
Lori Williams	
Mike Johnson	
Jeff Miller	Others
Matt McLaughlin	Cheryl Stinnett
Brian Wright	
Paul O'Shea	
Brad Bixby	
Kenneth Springs	
Elliott McKinley	

- **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 [September 5, 2013 Land Subdivision Committee meeting] minutes. Humphrey 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**

Nate Bottom made a motion, seconded by Paul O'Shea, to adjourn the meeting. The meeting adjourned at 1:39 PM.

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

FILE NO. 1999-26

CENSUS TRACT # 38.01

NAME OF SUBDIVISION:	Stinnett 887 City Minor Subdivision – Variances – Sec. 153.158(b)(2) – Lot arrangement & Sec. 153.162 – Sidewalks and sidewalk ramps	
JURISDICTION:	City	
DATE OF MEETING:	October 3, 2013	
OWNER:	Cheryl & David Stinnett	
ENGINEER:	N/A	
DESCRIPTION:	Pt. NE ¼, NE ¼, Sec. 30, T16N, R4W	
	5.97	Acres
	2	Lots
MOTION TO RECOMMEND:	Variance – Sec. 153.158(b)(2) – Lot arrangement – Subject To	Variance – Sec. 153.162 – Sidewalks and sidewalk ramps – Deny
BY:	Jeff Miller	Nate Bottom
2ND BY:	Kenneth Springs	Lori Williams
VOTE:	Approve with two no votes	Approve with one no vote

Cheryl Stinnett spoke on behalf of the subdivision variances. She said one variance would allow her to subdivide a flag lot and the other variance would allow her to not build sidewalks.

Joe Zeibert, Regional Planning Commission, said the variance requests were the only items upon which the Committee was acting. He said the location map needed additional information before it could be adequately reviewed. Zeibert said the first variance is for sidewalks [Section 153.162 of the Springfield Subdivision Ordinance] and that staff recommends denial. He said staff acknowledges there are some limitations to extending the sidewalk to the south. Zeibert said there is a greater opportunity to extend sidewalks to the north for the twenty plus homes in the area today. He said staff does not think this variance meets the standards of variation. Zeibert asked if the Committee wanted to discuss both variances, to which Humphrey said yes.

Zeibert said there is some merit for the second flag lot variance [Section 153.158(b)(2) of the Springfield Subdivision Ordinance]. He said there is some topography to the back which is an issue. He said there is some uniqueness to the lot itself because it is long and narrow. Zeibert said when variance requests are reviewed, staff has to review the request based on the standards for variation. He said one standard is that the intent of the chapter is maintained. Zeibert said one area that is reviewed is providing adequate emergency services to the development site. He said he would defer to [Springfield] Fire Safety on their opinion to provide emergency services to the site.

Kenneth Springs, citizen member, asked whether a mobile home would be built on the site. Stinnett replied the house would be modular or stick. Springs asked if an older person would live in the house. Stinnett said she would live in the house with her husband.

Jeff Miller, Springfield Fire Department, said the fire code allows an exception for access if someone is constructing a single-family dwelling. He said the Fire Department requests that the drive that is in place and the drive that will be extended back to serve the new house are maintained so it supports the weight of a fire truck. Miller said the Fire Department also requests that obstacles and brush are kept clear of the drive so fire truck access is not an issue. Stinnett said the drive is a rock drive but that it has a solid base. Zeibert asked if the property should be signed. Miller said it is extremely important to have additional signage at the street identifying two separate addresses.

Brian Wright, Sangamon County Highway Department, said the County opposes sidewalks at this location. He said the township does not have the resources to maintain the sidewalk and there is no logical network to be made. Wright said he had no comment on subdividing the lot.

Elliott McKinley, Springfield Park District, had no comments.

Mike Johnson, CWLP-Water, had no comments.

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

Nate Bottom, City Engineer, said the City is against the sidewalks variance. He said the applicant will not need to construct the sidewalk at this time. Bottom said once sidewalks are extended and the property is annexed to the City that sidewalks would be required. He said this can be covered through an annexation agreement.

Lori Williams, City Traffic Engineer, said the concern with the lot arrangement is the buildable area for the proposed house is behind another structure. She said part of the access drive is also blocked by a tree. Williams said the drive would have to be well signed. She said the drive is only 24 feet wide and that the City is against the flag lot arrangement.

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

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

Brad Bixby, CWLP-Electric, had no comments.

Humphrey asked for a motion on the variance for lot arrangement. Bottom asked if Fire Safety felt comfortable with a subject to for the lot arrangement variance. He asked if the area is covered by Clear Lake fire and if there were any responses. Zeibert said a letter was sent and there was no reply. Stinnett said the fire protection district was Riverton. Bottom asked if any comments were provided. Zeibert said no comments were received from the fire protection district. He said there were two similar subdivisions to this one, Kerber and Lyons, for which the fire protection district was in favor. McLaughlin asked what the County zoning opinion was. Zeibert said the property would need a length-to-width variance and other necessary zoning relief. He said the applicant will need to receive zoning relief through the County Board. Humphrey asked for a motion on the lot arrangement variance.

Jeff Miller made a motion to approve a variance of Section 153.158(b)(2) – Lot Arrangement – to allow a flag lot - subject to maintaining the access drive and additional signage. Kenneth Springs seconded the motion and the motion passed with Nate Bottom and Lori Williams voting no.

Nate Bottom made a motion to deny a variance of Section 153.162 – Sidewalks and sidewalk ramps – to allow a subdivision to be built without sidewalks. Lori Williams seconded the motion and the motion passed with Brian Wright voting no.