



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
September 3, 2015**

ATTENDANCE

| Land Subdivision Committee Members | Staff |
|---|-----------------|
| Gregg Humphrey, Chairman | Joe Zeibert |
| T.J. Heavisides | Peter Jordet |
| Mike Johnson | |
| John Harris | |
| Jeph Bassett | Others |
| Brad Bixby | Mike Curtis |
| Brian Wright | Steve Walker |
| Lori Williams | Courtney Joyner |
| Cyndi Knowles | Mike Lopez |
| Lisa Clemmons Stott | |
| Ken Springs | |
| | |
| | |
| | |

· **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 August 6, 2015 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**

Gregg Humphrey asked for a motion to adjourn. T.J. Heavisides motioned to adjourn the meeting, seconded by Lori Williams. The meeting adjourned at 1:35 PM.

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

FILE NO. 2014-01

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Wabash Centre Subdivision– Preliminary Plan

JURISDICTION: City

DATE OF MEETING: September 3, 2015

OWNER: Property 21 LLC
ATTN: John L. Pruitt

ENGINEER: Greene & Bradford

DESCRIPTION: Pt. SW 1/4, Sec. 11, T15N, R6W – North of Wabash Avenue,
West of Hamlin Parkway

20.79 **Acres** 3 **Lots**

MOTION TO RECOMMEND: The Preliminary Plan was withdrawn by the developer prior to the
September 3, 2015 LSC meeting.

BY: _____

2ND BY: _____

VOTE: Withdrawn

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

| | |
|-----------------------|------------------|
| | Roosevelt PUD |
| FILE NO. | 30 |
| CENSUS TRACT # | 30 |

NAME OF SUBDIVISION: Deerwood Lake Estates 3rd Addition Lot 52 – Plat of Partial Vacation

JURISDICTION: City

DATE OF MEETING: September 3, 2015

OWNER: Robert & Jacqueline Brady and Keith Chew & Lisa Campbell - Chew

ENGINEER: Fuhrmann Engineering

DESCRIPTION: Lot 52 Deerwood Lake Estates 3rd Addition – North of Community Drive, West of Deerwood Lake Drive

.54 **Acres** 1 **Lot**

MOTION TO RECOMMEND: Approve, Subject To;

BY: T.J. Heavisides

2ND BY: Lori Williams

VOTE: Unanimous

Mike Curtis, Fuhrmann Engineering, presented the Plat of Partial Vacation. He said a garage was built over the setback line. He said the area is only a setback and no utilities are in the area to be vacated.

Joe Zeibert, Regional Planning Commission, said a signature block shall be added for the Regional Planning Commission, or space shall be left open for a stamp.

T.J. Heavisides, Office of Public Works, said a subdivision description such as Section, Township, Range and principal meridian shall be included. He said the area of the survey is to be shown on the face of the plat to the nearest 0.001 acre. Heavisides said where bearing, azimuth, or coordinate systems are used the basis or proper names of the system shall be noted on the plat. He said the area to be vacated shall be shaded.

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

1. Correct the signature block;
2. Subdivision description such as Section, Township, Range and Principal Meridian;
3. Area of the survey is shown on the face of the plat to nearest 0.001 acre;
4. Where bearing, azimuth or coordinate systems are used; the basis or proper names of the system are noted on the plat; and
5. Shade the area to be vacated.

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. 2015-04

CENSUS TRACT # 36.0

NAME OF SUBDIVISION: Redivision of Lot 2 of the Redivision of Lots 1 & 2 Cobblestone Estates 25th Addition – Final Plat

JURISDICTION: City

DATE OF MEETING: September 3, 2015

OWNER: Courtney Joyner

ENGINEER: Martin Engineering

DESCRIPTION: Pt. SE 1/4 , Sec. 11, T15N, R6W – North of Yucan Drive, West of Archer Elevator Road

4.051 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject To;

BY: Lori Williams

2ND BY: T.J. Heavisides

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the Final Plat. He said they are creating a new lot from the existing Lot 2, directly across from the filling station.

Joe Zeibert, Regional Planning Commission, asked if sidewalks would be constructed along Archer Elevator Road and if they had been bonded. T.J. Heavisides, Office of Public Works, said that bonding would have been required as part of the last subdivision of the property. He said he would have to check the security. Courtney Joyner, property owner, said there is not security for sidewalks. He said they have a plan to install sidewalks along Archer Elevator Road when Lot 2 is developed. He said under the original subdivision there was not a sidewalk requirement and the sidewalks for the filling station were built when the station was constructed. Zeibert stated sidewalks should be installed along Archer Elevator Road.

Mike Johnson, CWLP Water, said depending on how lots build out additional utility easements may be required.

T.J. Heavisides, Office of Public Works, said the acceptance of the City sewer will be contingent upon the easement dedications of Lot 2A and Lot 3. He said the plat must be signed and sealed. He said Public Works will look into the sidewalk matter.

Lori Williams, City Traffic Engineer, made a motion to approve the Final Plat, subject to;

1. Sewer easement dedications of Lot 2A and Lot 3; and
2. Sign & Seal the Plat.

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