



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
March 2, 2017**

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
Nate Bottom	Peter Jordet
Mike Johnson	
Matt McLaughlin	
Elliot McKinley	Others
Chris Cole	Steve Walker
Brad Bixby	Howard Peters
Brian Wright	Roy Newman
Andrew Bodine	
Steve Hall	
Trustin Harrison	
Lauren Gibson	
Ken Springs	
Dean Graven	

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 January 5, 2017 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

Ken Springs made a motion, seconded by Brian Wright, to adjourn the meeting. The meeting adjourned at 1:43 PM.

**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 – Final Plat – Sixth Addition

JURISDICTION: City of Springfield

DATE OF MEETING: March 2, 2017

OWNER: Centennial Park Subdivision, LLC
Attn: Tom Giacomini

ENGINEER: Martin Engineering

DESCRIPTION: Pt. NE ¼, Sec. 9, & Pt. NW ¼, Sec. 10, T15N, R6W – Located
West of Kelley Pointe and Richardson Drive

10.799 **Acres** 20 **Lots**

MOTION TO RECOMMEND: Approve, Subject to;

BY: Nate Bottom

2ND BY: Ken Springs

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the final plat.

Joe Zeibert, Regional Planning Commission, stated the radii for the corners shall be clarified. He said curves shall be dimensioned to the center of the cul-de-sacs so the division may be drawn accurately by the assessor's office. Zeibert asked about note 6 on the plat and if the lots can be renumbered to be sequential. Walker said lots 280 and above have already been platted so they would not be able to continue lots sequentially. Zeibert said note 10 shall be amended to read, "For all areas on the plat designated as 'Conservation Easement': The permanent conservation easement shall not be disturbed during construction nor by future homeowners and is to remain in its natural state." Zeibert said the property owner's information shall be shown on the plat. He stated all easements shall be dimensioned, including for lots 273-279, and the eastern most easement on the plat. He said all line types shall be included in the key. He said the right-of-way shall be dimensioned. Zeibert said a note shall be added stating, "All lot owners shall participate in the Homeowners Association for maintenance and up keep of the open space and detention areas, Centennial Park Place 6th Addition, see Covenants." Zeibert asked what the status of Lot 1000 is. Walker said they are in negotiation with the Park District to take control of the lot. Walker said if they do not, it will be owned by the homeowners association. Zeibert asked where signs for the conservation easement will be

placed. Walker said they are required to have signs every 200 feet and they plan to place them on all lot lines in the rear yard as that is generally 200'.

John Harris, City Zoning Department said Lot 264, 270, and 271 may be difficult to build on. He said lots must be 60' wide at the 30' building setback line.

Nate Bottom, City Engineer, made a motion to approve the final plat, subject to:

1. Clarify Radii;
2. Show curve to the center of all cul-de-sacs;
3. Note stating: For all areas on the plat designated as "Conservation Easement": The permanent conservation easement shall not be disturbed neither during construction nor by future homeowners and is to remain in its natural state";
4. Show owner information;
5. Dimension all easements (lots 273-279, eastern most easement, etc.);
6. Key in all line types;
7. Dimension the right-of-way;
8. Note stating, : "All lot owners shall participate in the Homeowners Association for maintenance and up keep of the open space and detention areas , Centennial Park Place 6th Addition, see Covenants."
9. Ensure all lots are buildable per the City Zoning Ordinance.

Ken Springs seconded the motion and the vote to approve the final plat was unanimous.

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

FILE NO. 2015-01

CENSUS TRACT # 3

NAME OF SUBDIVISION: Fresh Visions Community Church –Large Scale Development -
Variance Sec. 153.162 – Sidewalks

JURISDICTION: City of Springfield

DATE OF MEETING: March 2, 2017

OWNER: Fresh Visions Community Church
ATTN: Roy Newman

ENGINEER: Vasconcelles Engineering

DESCRIPTION: Pt. NE ¼, Sec. 21, T16N, R%W – Located West of J. David Jones
Parkway (IL 29), and North of West Yates Avenue

5.99 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Deny

BY: Nate Bottom

2ND BY: Ken Springs

VOTE: Unanimous

Howard Peters, Assistant Pastor for Fresh Visions Community Church, presented the variance. Peters stated Fresh Visions Community Church is a small congregation building a church on J. David Jones Parkway. He said they are requesting the requirement of constructing a sidewalk along J. David Jones Parkway. Peters stated at this time there are no sidewalks along J. David Jones Parkway on either side of the street. He said due to the lack of connectivity the sidewalk would not promote pedestrian traffic and would not serve a practical purpose. He stated at worst it may be a hazard as there is not a constant presence at the church. Peters said in order to access the sidewalk there is no sidewalk for miles and to the south the nearest sidewalk is the east-west sidewalk on North Grand Avenue, which is more than 700' away. He said the lack of connectivity may create an unsafe condition if people walk from the nearest sidewalk to the property as they would be walking either in the right-of-way or on the shoulder. Peters stated if sidewalks are brought out to the property in the future they church would gladly build the walks along their property, but until that time they do not see practical purpose for the walk. He stated the church has a long term commitment to the community and they ask for the variance at this time with the intent of building sidewalks in the future when the property is connected to the rest of the sidewalk network.

Joe Zeibert, Regional Planning Commission, said one of the goals of the subdivision ordinance is to "Provide growth of the community which protects the public health and safety and provides essential public services to existing and future residents." He said according to ESRI community analyst approximately 200 households are located within walking distance of the development. He stated even though sidewalks are not located directly adjacent to the

property, sidewalks are located within close proximity along Poole St, approximately 200' from the property. Zeibert stated the need for sidewalks is evident in the area and extraordinary circumstances that would prevent the future sidewalk extension don't exist." He said the staff recommends denial of the variance request.

Ken Springs, Citizen Member, stated that for the church building the sidewalk now instead of in the future may save the congregation money as the cost of building may be higher in the future. Peters stated they hope to grow their congregation overtime and having more members would make it easier for the church to absorb the \$40,000 to \$50,000 cost of construction.

Lauren Gibson, Office of Planning & Economic Development, said the office recommends denial of the variance. They disagree that the sidewalk would not promote growth or development of the neighborhood, and that it would be an asset to the neighborhood. She said the circumstance of not having any adjacent sidewalks is not so extraordinary to affect the feasibility of construction of the sidewalks. Gibson stated allowing the variance would be inconsistent with previous decisions regarding similar requests.

Andrew Bodine, City Traffic Engineer, read the following statement: "We recommend denial of the request for a Variance from Section 153.162 requiring sidewalks to be constructed along public streets. As the intent of this section of the City Code is to improve pedestrian connectivity through the use of public sidewalks, the request to eliminate the sidewalk thereby does not meet that intention. Additionally, we do not find this parcel to exhibit extraordinary circumstances that are uncommon to other tracts of land. From past practices, it is not uncommon for new developments to construct sidewalks or other infrastructure stubbed to adjacent parcels with the anticipation of future development and connectivity. Additionally, the requirement for sidewalks was discussed and clearly conveyed in two separate Land Subdivision Committee Meetings and was acknowledged by the developer's engineer. Security for the sidewalk was also provided by the developer acknowledging the requirement to construct the sidewalk prior to initiating construction."

Zeibert read a comment from IDOT stating IDOT does not recommend a variance at this time as IDOT designs all roadways for all users. He said IDOT also stated that if the sidewalk is being placed on the roadway right of way, a permit from IDOT will need to be obtained prior to construction.

Zeibert said the Planning Commission had received an email from a citizen, Steven Simpson-Black, stating he is against the variance.

Nate Bottom, City Engineer, made a motion to deny the variance.

Ken Springs seconded and the motion to deny was unanimous.

Bottom stated the committee's vote on the variance is only a recommendation, and the variance may be heard by the Regional Planning Commission, after which the City Council would make the ultimate ruling of the request.