



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
September 7, 2017**

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Ethan Hendricks
Mike Johnson	
John Harris	
Elliot McKinley	Others
Chris Cole	Jerry Kuhn
Brad Bixby	Jeremy Smith
Brian Wright	Wesley Corgan
Andrew Bodine	Val Yazell
Trustin Harrison	Roger Rutherford
Lauren Gibson	

- **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 3, 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**

T.J. Heavisides made a motion, seconded by Andrew Bodine, to adjourn the meeting. The meeting adjourned at 1:41 PM.

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

FILE NO. 2017-05
CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Kuhn Farm Addition Minor Subdivision – Variance – Section 153.156(a) – Right-of-Way of Streets

JURISDICTION: City of Springfield

DATE OF MEETING: September 7, 2017

OWNER: Walter & Alice Kuhn Trust
Ben Kuhn, Trustee

ENGINEER: Attorney Roger L. Rutherford, Survey Solutions- Robert Cox

DESCRIPTION: Pt. SE ¼, NW ¼ & NE ¼, SW ¼, Sec 5, T15N, R6W, 3rd – East of Farmingdale Road and South of Old Jacksonville Road
83.73 Acres 2 Lots

MOTION TO RECOMMEND: Approve, Subject to;

BY: Brian Wright

2ND BY: T.J. Heavisides

VOTE: Unanimous

Jerry Kuhn, Walter and Alice Kuhn Trust, presented the Variance Request. He said there are 83 acres of land, and would like to divide off 2 acres of property for a house. He said there is someone to farm the remaining farm land. Kuhn said the house currently on the property has existed for 60+ years and is within the required Right-of-Way, causing the need for the variance.

Joe Zeibert, Regional Planning Commission, stated that the only item to be acted upon is a variance request to reduce the required Right-of-Way from 60 feet to 52 feet. He stated that the Regional Planning Commission staff determined that the variance request has merit, but would defer to the Sangamon County Highway Department for the amount of Right-of-Way that would be required.

Brian Wright, Sangamon County Highway Department, stated that the 52.6 feet of Right-of-Way proposed by the variance request would put the Right-of-Way to the foundation of the house. He said the County Highway Department shall only require 45 feet of Right-of-Way to provide a buffer between the house and the roadway for Lot 1. He said Lot 2 shall dedicate 60 feet of Right-of-Way to the County Highway Department, as is required along Old Jacksonville Road. He said the fence in Lot 2 shall be removed at the owner's expense, but the trees and shrubs can stay. Jerry Kuhn asked if the farmer could farm within the Right-of-Way. Wright

said no, the farmer shall not farm within 60 feet of the centerline of the road. He said the current Right-of-Way is 40 feet, so the farmer would lose 20 additional feet of farmable land. Zeibert asked when the fence would need to be removed from Lot 2. Wright stated the fence shall be removed by the time the final plat is approved.

T.J. Heavisides, Office of Public Works, said they defer to the Sangamon County Highway Department.

Brian Wright made a motion to approve the Variance Request, subject to:

1. Removal of the fence from Lot 1 prior to approval of the Final Plat;
2. Dedication of 45 feet of Right-of-Way for Lot 1; and
3. Dedication of 60 feet of Right-of-Way for Lot 2.

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

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

FILE NO. 2017-06

CENSUS TRACT # 36.04

NAME OF SUBDIVISION: Corgan Minor Subdivision – Variance - Section 153.158(b)(2) –Lot Arrangement

JURISDICTION: City of Springfield

DATE OF MEETING: September 7, 2017

OWNER: Mr. Wesley Corgan

ENGINEER: Raynolds, Higginbotham & Associates

DESCRIPTION: Lot 1A and Pt. Lot 1B of the Redivision of Lot 1 in Thornhill Subdivision- Plat 1 - Pt of the SE ¼, Sec 2, T15N, R6W – Located East of Archer Elevator Road and South of Greenbriar Road

1.641 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject to;

BY: T.J. Heavisides

2ND BY: Andrew Bodine

VOTE: Unanimous

Wesley Corgan, Wesley Corgan Architect, presented the Variance Request. He said he was trying to divide the lot to put duplex units on the property.

Joe Zeibert, Regional Planning Commission, stated the Variance Request to allow one shared access point onto Archer Elevator Road for two lots was the only item being acted upon at the current Land Subdivision Committee meeting. He said two duplex units were to be built on the site. Wesley Corgan said the zoning was approved in the past to allow duplex units on the site. Zeibert stated the Regional Planning Commission would defer to the City Traffic Engineer for the location of the access point. He said when duplex units are built, they are split into individual parcels with a Party Wall Agreement. He said the shared access easement shall extend to allow access to all duplex units.

T.J. Heavisides, Office of Public Works, stated that a Site Development Plan shall be required prior to Final Plat to see the layout of the access easement. He said the site development plan shall include the site layout, setbacks, vehicular circulation, and other items as required.

T.J. Heavisides made a motion to approve the Variance Request to allow a shared access easement to serve the development.

Andrew Bodine seconded the motion, and the vote to approve was unanimous.