



**LAND SUBDIVISION COMMITTEE MEETING MINUTES  
May 3, 2018**

**ATTENDANCE**

<b>Land Subdivision Committee Members</b>	<b>Staff</b>
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Ethan Hendricks
Mike Johnson	
John Harris	
Elliot McKinley	<b>Others</b>
Brad Bixby	William Sheehan
Casey Pratt	Steve Walker
Steve Hall	Gregory Nergehan
Trustin Harrison	
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 March 8, 2018 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**

Elliot McKinley made a motion, seconded by T.J. Heavisides, to adjourn the meeting. The meeting adjourned at 1:36 PM.

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

**FILE NO.** Koke Mill  
East P.U.D.  
**CENSUS TRACT #** 20

**NAME OF SUBDIVISION:** Koke Mill East P.U.D. – Partial Plat of Vacation

**JURISDICTION:** City of Springfield

**DATE OF MEETING:** May 3, 2018

**OWNER:** Jose Gonzalez / Gregory and Susan Nergenh

**ENGINEER:** Hans Distlehorst – Kuhn & Trello

**DESCRIPTION:** Pt. of the SW 1/4 of the SE 1/4 of Sec. 1, T15N, R6W – Located on the North side of Spring Mill Drive between Silver Mill Court and Flaxen Mill Court

0.3 **Acres** 1 **Lots**

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

**BY:** T.J. Heavisides

**2<sup>ND</sup> BY:** Elliot McKinley

**VOTE:** Unanimous

William Sheehan, Sheehan & Sheehan, presented the partial plat of vacation. He said he was representing Jose Gonzalez, one of the owners of the duplex condominium as it is currently described. He said they are seeking approval of the partial plat of vacation to vacate a front yard setback encroachment. He said if it is approved, they will seek a zoning variance with the city zoning department regarding the text of the Koke Mill East P.U.D. ordinance. He said the encroachment consists of about three and a half feet on one side of the duplex and about two and half feet on the other side. He opened the floor for comments.

Joe Zeibert, Regional Planning Commission, said the lot split line shall be removed from the partial plat of vacation. He said the lot is not being split at this time. He said once the partial plat of vacation and the zoning are approved, a tract survey will be used to split the duplex. He said the lot number shall be included in the general land legal description. He said all bearings shall be shown on the plat. He said a detail of the area being vacated shall be shown. He said the zoning shall be approved before the partial plat of vacation can be approved and sent to the city.

T.J. Heavisides, Office of Public Works, said not all bearings are shown on the drawing. He said all bearings shall be shown on the plat. He said the area of the survey shall be shown on the face of the plat to the nearest thousandth of an acre. He said the width of Spring Mill Drive shall be shown on the plat. He said the document shall be signed and sealed.

John Harris, Building and Zoning Department, said the text of the Koke Mill East P.U.D shall be varied regarding basic yard requirements to allow a front yard setback of less than 20 feet. He said the actual setback shall be identified in the zoning petition.

T.J. Heavisides made a motion to approve the partial plat of vacation, subject to:

1. Remove the lot split line;
2. Add the lot number to the general land legal description;
3. Show all bearings on the plat;
4. Provide a detail of the area to be vacated;
5. Provide the area of the survey to the nearest thousandth;
6. Identify the width of Spring Mill Drive;
7. Sign and Seal the partial plat of vacation; and
8. Approval of Zoning.

Elliot McKinley seconded the motion, and the vote to approve was unanimous.

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

**FILE NO.**                    2017-08  
**CENSUS TRACT #**         39.02

**NAME OF SUBDIVISION:**    The Countryside – Final Plat

**JURISDICTION:**            City of Springfield

**DATE OF MEETING:**       May 3, 2018

**OWNER:**                     Steve Walker

**ENGINEER:**                Steve Walker – Martin Engineering

**DESCRIPTION:**             Pt. of the N1/2 of Sec. 6, T15N, R6W – Located on the North side  
of Tuxhorn Road and West of Wildrose Lane

9.552    **Acres**    4    **Lots**

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

**BY:**                            Gregg Humphrey

**2<sup>ND</sup> BY:**                    Casey Pratt

**VOTE:**                         Unanimous

Steve Walker, Martin Engineering, presented the final plat. He opened the floor for comments.

Joe Zeibert, Regional Planning Commission, said covenants for the shared access and the pond shall be provided. He asked about the status of the road improvements. Steve Walker said he is getting bids for the work and it should be completed in mid-June. T.J. Heavisides, Office of Public Works, said the plan can be approved, but the city will not sign off on the plans until the improvements have been made. Casey Pratt, Sangamon County Highway Department said a security can also be accepted.

Casey Pratt, Sangamon County Highway Department, said a security shall be 125% of the estimate for the improvements. He said if the improvements cannot be made before the final plat is recorded, a line of credit will be needed.

T.J. Heavisides, Office of Public Works, said the owner on the final plat does not match the owner listed on tax records. Steve Walker said he was not going to change the owner on the plat because he is closing on the property later in the month. He said the surveyor's certificate shall be provided. He said a written acknowledgement of Right-of-Way conveyance shall be provided. He said the document shall be signed and sealed. He said before the city signs off on the final plat, they will obtain approval from the Highway Department regarding road improvements.

Gregg Humphrey made a motion to approve the final plat, subject to:

1. Provide covenants for the shared access drive and the pond;
2. Provide the surveyor's certificate;
3. Provide a written acknowledgement of Right-of-Way conveyance; and
4. Sign and Seal the plat.

Casey Pratt seconded the motion, and the vote to approve was unanimous.