



**LAND SUBDIVISION COMMITTEE MEETING MINUTES  
September 6, 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	<b>Others</b>
Chris Cole	John Reynolds
Brad Bixby	Kim Shirley
Casey Pratt	Frank and Judy Blahofski
Valera Yazell	Steve Walker
Ken Springs	Bill Coombe
	Charles Adams
	Steve Hermiller

- **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 2, 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**

T.J. Heavisides made a motion, seconded by Valera Yazell, to adjourn the meeting. The meeting adjourned at 2:00 PM.

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

**FILE NO.**                    2018-04  
**CENSUS TRACT #**        36.01

**NAME OF SUBDIVISION:**    Schwab Farms County Minor Subdivision – Final Plat

**JURISDICTION:**            County

**DATE OF MEETING:**        September 6, 2018

**OWNER:**                    Kelsey and Anita Schwab

**ENGINEER:**                Pete Wagner – Fuhrmann Engineering, Inc.

**DESCRIPTION:**            Pt. of the NE 1/4 of Sec. 6, T15N, R6W – Located at the  
Northwest corner of Farmingdale Road and Old Jacksonville Road  
17.6    Acres    2    Lots

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

**BY:**                         Casey Pratt

**2<sup>ND</sup> BY:**                   Dean Graven

**VOTE:**                     9-1 to Approve, Subject To;

A representative was not present to present the plat. The Chairman opened the floor to comments.

Joe Zeibert, Regional Planning Commission, said the general land legal description shall be included in the descriptions of both Lots 1 and 2. He said the location of all utilities shall be shown on the plat. He said all buildings on the property and all buildings within 100 feet of the property shall be shown. He said the distances from the buildings to the property lines shall be shown. He said the ½ acre reserved for a septic field shall be shown on both lots. He said a note shall be included that says, "In order to allow free access to the private sewage system for maintenance, servicing, or proper operation, the area reserved for a private sewage disposal system shall be maintained so that it is free from trees, driveways, out buildings, swimming pools, parking areas, buried lawn sprinkling systems, underground utilities, patios, slabs, additions to the structure, or any other structure." He said depending on where the centerline of the road is located, additional Right-of-Way may be required as approved by the County Highway Department. He said the title shall be changed to say "Final Plat". He said the mistakes in the legal description shall be corrected. He said there is an exhibit showing the mistakes that will be provided to the surveyor. He asked if there were any limitations regarding access points from the County Highway Department.

Casey Pratt, Sangamon County Highway Department, said access to Lot 1 shall be limited to Old Jacksonville Road only. Zeibert said a note shall be added to the plat addressing the location of access to Lot 1.

Gregg Humphrey, Sangamon County Water Reclamation District, said the district objects to development without all utilities in place.

Casey Pratt motioned to approve the minor subdivision final plat, subject to:

1. Include the general land legal description in the descriptions of both Lots 1 and 2;
  2. Show the location of all utilities on the plat;
  3. Show the buildings on the property and all buildings within 100 feet of the property;
  4. Show the distances to the property line for buildings on the property;
  5. Show the ½ acre reserved for a septic field on both lots;
  6. Include a note that says, "In order to allow free access to the private sewage system for maintenance, servicing, or proper operation, the area reserved for a private sewage disposal system shall be maintained so that it is free from trees, driveways, out buildings, swimming pools, parking areas, buried lawn sprinkling systems, underground utilities, patios, slabs, additions to the structure, or any other structure;
  7. Change the title to say "Final Plat";
  8. Correct errors in the legal description; and
  9. Add a note stating that Lot 1 shall only have access from Old Jacksonville Road.
- Dean Graven seconded the motion, and the vote to approve passed with a 9-1 vote.

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

**FILE NO.**                    2018-03  
**CENSUS TRACT #**           30

**NAME OF SUBDIVISION:**   Shirley City Minor Subdivision – Final Plat

**JURISDICTION:**           City of Springfield

**DATE OF MEETING:**     September 6, 2018

**OWNER:**                   Kim Shirley / Frank and Judith Blahofski

**ENGINEER:**              John Raynolds – Raynolds, Higginbotham, and Associates

**DESCRIPTION:**           Pt. of the SW ¼ of Sec. 23, T15N, R5W – Located on the East side of North Lake Road between Timberline Drive and Westwood Lane

4.99    **Acres**    2    **Lots**

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

**BY:**                         T.J. Heavisides

**2<sup>ND</sup> BY:**                  Mike Johnson

**VOTE:**                     9-1 to Approve, Subject To;

John Raynolds, Raynolds, Higginbotham & Associates, presented the final plat. He said it is a 5-acre parcel located off North Lake Road. He said the Blahofski's are selling the back 3 acres to their neighbor, and that the one-time exemption had been used. He opened the floor to comments.

Joe Zeibert, Regional Planning Commission, said the location of all utilities shall be shown on the plat. He said a note shall be added that calls out the setback distances from the applicable zoning ordinance or covenants, if any. He said the ½ acre reserved for septic fields shall be shown for both lots. He said a note shall be added that states, "In order to allow free access to the private sewage system for maintenance, servicing, or proper operation, the area reserved for a private sewage disposal system shall be maintained so that it is free from trees, driveways, out buildings, swimming pools, parking areas, buried lawn sprinkling systems, underground utilities, patios, slabs, additions to the structure, or any other structure." Raynolds said that the houses are existing, and that grass is going to be planted on the back 3 acres. Zeibert said that showing the septic fields is required by ordinance. He said the entire Lot 2 boundary shall be identified instead of showing a land hook. He said Lot 2 shall be shown in full. He said Right-of-Way shall be conveyed for Lot 2. Raynolds asked if the Shirley's had to dedicate Right-of-Way. Zeibert clarified that both pieces are involved in the division, so both pieces shall dedicate Right-of-Way. He said a Right-of-Way note referring to the Owner's Acknowledgement shall be shown. He said the title shall be changed to say "Minor Subdivision". He said the general land legal description shall be corrected to say Section 28

instead of Section 23. He said the PIN number shall be corrected on the plat. He said the signature block shall be corrected, because the final plat will proceed to City Council for final action.

Gregg Humphrey, Sangamon County Water Reclamation District, said the district objects to development without all utilities in place.

T.J. Heavisides, Office of Public Works, said the PIN for the adjoining property does not appear correct. He said it should be 22-28.0-300-022. He said the minimum lettering size shall be 0.14 inches. He said the Surveyor's Certificate shall be provided. He said the subdivision description calls out Section 23. He said it shall be changed to say Section 28. He said the Point of Beginning and Point of Commencement shall be labeled. He said two monuments of stone or reinforced concrete shall be set at the opposite extremities of the property. He said the Owner's Certificate shall be provided. Raynolds asked if the existing monuments have to be replaced. Heavisides said he could also identify that they are already existing. He said a note shall be added to the plat stating, "Right-of-Way shown hereon is hereby conveyed to \_\_\_\_ as per the Owner's Acknowledgement." He said a note shall be added that states, "Setbacks are per the City of Springfield Zoning Regulations".

T.J. Heavisides motioned to approve the minor subdivision final plat, subject to:

1. Show the location of all utilities on the plat;
2. Include a note that calls out the setback distances from the applicable zoning ordinance or covenants, if any;
3. Show the ½ acre reserved for a septic field on both lots;
4. Include a note that says, "In order to allow free access to the private sewage system for maintenance, servicing, or proper operation, the area reserved for a private sewage disposal system shall be maintained so that it is free from trees, driveways, out buildings, swimming pools, parking areas, buried lawn sprinkling systems, underground utilities, patios, slabs, additions to the structure, or any other structure";
5. Show entire Lot 2 boundary instead of showing a land hook;
6. Convey Right-of-Way along North Lake Road for Lot 2;
7. Add a note regarding the ROW conveyance that refers to the Owner's Acknowledgement;
8. Change the title to say "Minor Subdivision";
9. Correct general land legal description to say Section 28 instead of Section 23;
10. Correct Pin Number;
11. Correct signature block;
12. Ensure the minimum lettering size is 0.14 inches;
13. Provide the Surveyor's Certificate;
14. Provide the Owner's Certificate;
15. Label the Point of Beginning and Point of Commencement; and
16. Identify or place two monuments of stone or reinforced concrete at the opposite extremities of the property.

Mike Johnson seconded the motion, and the vote to approve passed with a 9-1 vote.

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

**FILE NO.**            2005-10  
**CENSUS TRACT #**    27

**NAME OF SUBDIVISION:**    Kreston Place – Preliminary Plan

**JURISDICTION:**            City of Springfield

**DATE OF MEETING:**        September 6, 2018

**OWNER:**                    Adams Family Lifetime Trust - Charles W. Adams, Trustee

**ENGINEER:**                Fred Coombe – Fehr-Graham

**DESCRIPTION:**            Pt. of the NW ¼ of Sec. 1, T15N, R6W – Located along South  
Koke Mill Road and Old Jacksonville Road

73.7    **Acres**    143    **Lots**

**MOTION TO RECOMMEND:**    Variance Sec. 153.158(B)(4) – Lot Arrangement – Approve

**BY:**                         Dean Graven

**2<sup>ND</sup> BY:**                    Gregg Humphrey

**VOTE:**                      Unanimous

**MOTION TO RECOMMEND:**    Preliminary Plan – Approve, Subject To;

**BY:**                         Gregg Humphrey

**2<sup>ND</sup> BY:**                    Dean Graven

**VOTE:**                      Unanimous

Bill Coombe, Fehr-Graham, presented the preliminary plan. He said the plan submitted is a revision of the original plan. He said since the park is no longer needed, they changed the layout to create additional lots. He said the water mains for Plat 8 were turned off, so they were not printed on the preliminary plan. He opened the floor to comments.

Joe Zeibert, Regional Planning Commission, said the note regarding the approved variance of Section 153.157(L) shall be removed, as it no longer applies to the lot configuration. He said a note shall be included that says, “no lot shall have direct access to Greenbriar Drive, and that Lots 714 and 715 shall only have access to Greenbriar Drive via the frontage drives.” He said the location and size of the water main serving Lots 812-818 shall be shown on the plat. He said the location of all existing and proposed fire hydrants shall be shown on the plat. He said the width of the rear yard easements on Lots 714-831 shall be called out on the plat. He asked if an easement was on the eastern portion of Lot 714. Coombe said he was not sure

what one would be needed for, but that he had no objection to putting one there. Zeibert said the easement would be needed if required by utilities. He said Note A shall be corrected to say Lots 820 and 821 instead of Lots 106 and 107. He said the sewage provider shall be changed to say Sangamon County Water Reclamation District. He said covenants shall be provided. Coombe asked if previous covenants can be used. Zeibert said they can be used, but if there are any corrections or updates with the new lots, they will need to be revised. He said a note shall be added pertaining to the additional yard requirement for lots along Greenbriar Drive as per Section 153.158(B)(4) where an additional ten-foot buffer is to be supplied along a major or minor arterial. He said a variance of that section was approved in the past along Koke Mill, but not along Greenbriar Drive. He said a note can be added to the plat directing to the covenants explaining the ten-foot buffer. Coombe asked if the ten-foot buffer requirement was new. Zeibert said the requirement has been in the subdivision ordinance for many years. He said it is just a landscape buffer on top of the zoning setback. Coombe said the requirement would cause problems with the lot sizes. Zeibert asked if the requirement would need to be varied. Coombe said that the lots are already tight due to Greenbriar Drive being realigned off the section line. He asked how much of the ten-feet could be reduced. Zeibert said he could request a variance of the section because they were not aware of the requirement as allowed by ordinance. Coombe requested a variance of Section 153.158(B)(4) along Greenbriar Drive. Gregg Humphrey, Sangamon County Water Reclamation District, said the variance request would be handled before voting on the preliminary plan.

T.J. Heavisides, Office of Public Works, said a note shall be added that states no lots shall have direct access to Greenbriar Drive. He said the note regarding the approved variance for access shall be removed because the layout has been changed. He said Thompson Drive already exists. He said a different name shall be chosen. He said the easement along Lot 716 may need to be widened for necessary shoring requirements from the center of the sewer trench. Coombe said he would try to place it 7 ½ feet off the sewer, or 15 feet off the lot line, whichever is greater. He said an easement shall be placed between lots 717 and 718 for storm sewer. Coombe asked if Hume Road was an acceptable name. He said Wynd was proposed and denied. Heavisides said the name does not have to be on the preliminary plan. Zeibert said 911 has not said whether Hume Road is an acceptable name.

Brad Bixby, CWLP-Electric, said that he would like to keep easements consistent. He said an easement shall be placed on Lot 714.

Dean Graven, Citizen Member, asked to clarify what was being requested in the variance. Coombe said the requirement is for an additional 10 foot of buffer on top of the 15-foot side yard easement. Zeibert read the section of the ordinance with the requirement. He said the ordinance states the portion of a residential lot contiguous to a major or minor arterial shall have an additional ten-foot yard requirement over the minimum zoning yard requirement for screen planting. Coombe said that the planting is not required, just the buffer. Graven said the requirement is not to plant screen plantings, the requirement is for the additional space for screen plantings. Zeibert asked if the buildings would be up to the zoning setback line. Coombe said the buildings will be zero lot line duplexes, and would take up the entire lot. Heavisides asked about a similar situation in Mill Creek Estates. Coombe said the additional yard requirement never came up. Coombe said he would rather have no lots accessing Greenbriar Drive and no buffer, than have the buffer and lots accessing Greenbriar Drive. Zeibert said the requirement is there to make the major and minor arterial roads in the city more attractive with plantings along them. He said the ordinance is not very clear. He said if the variance is requested, it will have to be approved by City Council. Humphrey asked if he still wished to request the variance of Section 153.158(B)(4). Coombe said he would like to request the variance.

Dean Graven motioned to approve the variance of Section 153.158(B)(4) to eliminate the ten-foot additional yard requirement along Greenbriar Drive. Gregg Humphrey seconded the motion, and the vote to approve was unanimous.

Gregg Humphrey motioned to approve the preliminary plan, subject to:

1. Remove the note regarding the approved variance of Section 153.157(L);
2. Include a note that says, “no lot will have direct access to Greenbriar Drive, and that Lots 714 and 715 shall only have access to Greenbriar Drive via the frontage drives”;
3. Identify the location and size of the water main serving Lots 812-818;
4. Identify the location of all existing and proposed fire hydrants;
5. Call out the width of the rear yard easements on Lots 714-831;
6. Update Note “A” to say Lots 820 & 821 instead of Lots 106 & 107;
7. Change the sewage provider to say Sangamon County Water Reclamation District;
8. Provide Covenants;
9. Choose a different name for Thompson Drive;
10. Widen the easement along Lot 716;
11. Provide an easement between Lots 717 and 718 for storm sewer; and
12. Provide an easement along Lot 714

Dean Graven seconded the motion, and the vote to approve was unanimous.

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

**FILE NO.**                    2018-02  
**CENSUS TRACT #**        16

**NAME OF SUBDIVISION:**    J.C. Penney City Minor Subdivision – Final Plat

**JURISDICTION:**            City of Springfield

**DATE OF MEETING:**        September 6, 2018

**OWNER:**                    J.C. Penney Corporation

**ENGINEER:**                Melissa Miller – Mannik & Smith Group

**DESCRIPTION:**            – Pt. of the SW ¼ of Sec. 36, T16N, R5W – Located at the  
Northwest corner of Dirksen Parkway and South Grand Avenue

17.5    **Acres**    2    **Lots**

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

**BY:**                            T.J. Heavisides

**2<sup>ND</sup> BY:**                    Valera Yazell

**VOTE:**                        Unanimous

Steve Hermiller, Mannik & Smith Group, presented the minor subdivision final plat. He opened the floor to comments.

Joe Zeibert, Regional Planning Commission, said a note shall be added that states the setbacks are required as per the City of Springfield Zoning Ordinance. He said contours are required unless waived by the City Engineer. T.J. Heavisides, Office of Public Works, said they have been waived. Zeibert said a legend shall be provided on page 1. He asked if there was an existing access easement or an agreement with J.C. Penney for access. Hermiller said he can't confirm that there is an access easement. He said he would assume that there is one in place. Zeibert said a document number shall be provided on the plat to address the ingress/egress easement with J.C. Penney. Heavisides said if there is not an agreement in place, an ingress/egress easement shall be provided. He said the signature block on page 1 shall be corrected to say "Mayor, City of Springfield" instead of City Engineer. He said a School District Certificate shall be provided. He said the City Council certificate on page 3 shall be removed.

Mike Johnson, CWLP-Water, said a developer funded main extension within an easement on Lot 1 & 2 shall be provided for water service and fire protection to Lot 2. He said the easement shown shall be 20 feet wide instead of 15 feet, and shall require a separate easement document between the parcel owner and CWLP Office of Public Utilities. He said the easement shall extend into Lot 2 and end at the proposed fire hydrant and water meter location.

He said this will not be a private easement, but a water main easement between CWLP and the parcel owner or owners. He said there is an existing 10-foot water main easement for the existing on-site water main that shall be shown. Hermiller said the proposed easement is shown at 15 feet at the direction of CWLP. Johnson said they require 20-foot easements, and that he's unsure where the 15-foot number came from. He said the existing water main going around the J.C. Penney building is in a 10-foot easement that shall be shown on the plat, or the document number referenced. He said that the 20-foot easement shall be shown continuing from there, and going to the proposed Lot 2.

T.J. Heavisides, Office of Public Works, said the minimum lettering size shall be 0.14 inches. He said degrees, minutes, and seconds shall be spelled out in the legal description. He said the word thence shall be used at the beginning of each line callout in the legal description. He said the point of beginning and point of commencement shall be labeled as per the legal description. He said the quarter section lines shall be added. He said monument records shall be added. He said two monuments of stone or reinforced concrete shall be placed at opposite extremities of the property platted. He said the line of departure from one street to the other shall be added. He said the names and widths of adjoining streets shall be shown. He said a note shall be added that says setbacks are per the City of Springfield Zoning Regulations. He said the City Council Certificate shall be removed. He said a notary certificate shall be added to the City Engineer Certificate on page 3. He said the School District Certificate shall be provided. He said the final plat shall not be executed until the public infrastructure, in this case, sidewalks are the only known improvement, have been constructed and accepted, or financial security has been provided in the amount of 110% of the estimate cost of construction. He said the sidewalk shall be estimated at \$6.75 per square foot.

Brad Bixby, CWLP-Electric, said the electric department would like to see the easement be increase to the same width as the setbacks. Hermiller said currently they are shown as 10-foot wide, and asked if they shall be widened to 15-feet. Bixby said they do not plan on using the entire 15-feet, but if there is more out lot development, the additional space would be needed because there is no electric service on the proposed lot. He said electric shall be extended from the south side of South Grand Avenue, which will require an IDOT permit, and a charge to the developer. Hermiller, asked if the request was normal. Bixby said the request was typical. Hermiller asked if it was acceptable to have public infrastructure in the utility easement. Bixby said it was acceptable, and that they do not plan on using the entire easement. He said an electric vault would be placed in the easement, and the developer would extend a conduit to the vault. He said 10-feet is not enough space, and that 20-foot is what is typically requested for commercial easements.

T.J. Heavisides motioned to approve the minor subdivision final plat, subject to:

1. Add a note on the plat that setbacks are required as per the applicable zoning ordinance;
2. Provide a document number for the access easement;
3. Provide a legend on Page 1;
4. Correct the signature block on Page 1 to say Mayor, City of Springfield;
5. Provide a School District Certificate;
6. Remove the City Council Certificate on Page 3;
7. Show the existing 10-foot utility easement on Lot 1;
8. Widen the proposed utility easement from 15-feet to 20-feet;
9. Ensure the minimum lettering size is 0.14 inches;
10. Spell out degrees, minutes, and seconds in the legal description;
11. Add the word thence at the beginning of each line callout in the legal description;
12. Label the point of beginning and point of commencement;
13. Add the quarter section lines to the plat;
14. Provide all monument records;

15. Place two monuments of stone or reinforced concrete at opposite extremities of the platted property;
16. Add the line of departure from one street to another;
17. Show the names and widths of adjoining streets;
18. Add a notary certificate to the City Engineer Certificate on Page 3; and
19. Widen the utility easement along the roads to 15-feet to match the required setbacks.

Valera Yazell seconded the motion, and the vote to approve was unanimous.

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

**FILE NO.**                    2012-11  
**CENSUS TRACT #**           36.03

**NAME OF SUBDIVISION:**    Centennial Pointe – 1<sup>st</sup> Addition – Final Plat

**JURISDICTION:**             City of Springfield

**DATE OF MEETING:**        September 6, 2018

**OWNER:**                      Corky Joyner – Joyner Construction

**ENGINEER:**                 Steve Walker – Martin Engineering

**DESCRIPTION:**             Pt. of the NW ¼ of the SE ¼ of Sec. 10, T15N, R6W – Located on  
the East side of Lenhart Road and South of Hedley Road

11    **Acres**    6.1    **Lots**

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

**BY:**                             T.J. Heavisides

**2<sup>ND</sup> BY:**                      Ken Springs

**VOTE:**                         Unanimous

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

Joe Zeibert, Regional Planning Commission, said covenants shall be provided. He asked who the owner of the property is. Walker said the owner is Solon. Zeibert said that shall be added to the plat and a contact person be designated, as well as the officers of the LLC. He said a note shall be added that states, "All lot owners shall participate in the homeowners association for maintenance and upkeep of the storm water management areas, Lot 1000 Centennial Pointe 1<sup>st</sup> Addition, see covenants." He said before digging, the developer will need to check with IDNR to see if any additional permits are needed. Walker said they have checked with IDNR and walked the site to look for an identified plant, which was not found. He said a note shall be added that says no lot shall have direct access to Lenhart Road. He said a note shall be added that states, "The portion of a residential lot contiguous to a major or minor arterial shall have an additional ten-foot yard requirement over the minimum zoning yard requirement for screen planting". He said that requirement applies to Lots 1 and 50.

T.J. Heavisides, Office of Public Works, said the final plat shall not be executed until all improvements have been completed and accepted by the City and SCWRD, or partial acceptance has been completed with financial security provided in the amount of 110% of the estimated construction cost. He said an agreement or payment shall be received prior to execution of final plat for the adjacent roadway improvements. He said a temporary easement

is needed for the temporary cul-de-sac. He said the owner's written acknowledgement of Right-of-Way conveyance in fee simple shall be provided. He said the plat shall be signed and sealed.

John Harris, Department of Building and Zoning, said that the preliminary plan has a note relating to the additional ten-foot yard requirement. He said that note shall be added to the final plat.

Brad Bixby, CWLP – Electric, asked if Lot 1000 is being used as a utility easement. Walker said a note can be added that states it can be used for utility easements. He said the CWLP-Electric is still 700+ feet from the property, and that easements shall be in place to reach the property.

T.J. Heavisides motioned to approve the final plat, subject to:

1. Final Covenants;
2. Clarify the owner and provide a contact person, and officers of the LLC;
3. Add a note stating "All lot owners shall participate in the homeowners associations for maintenance and up keep of the storm water management area, lot 1000 Centennial Pointe 1st addition, see covenants";
4. Provide a note that states no lot shall have direct access to Lenhart Road.
5. Add a note that states "The portion of a residential lot contiguous to a major or minor arterial shall have an additional ten-foot yard requirement over the minimum zoning yard requirement for screen planting";
6. Provide a temporary easement for the temporary cul-de-sac; and
7. Add a note that says Lot 1000 can be used for utility easements.

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