



LAND SUBDIVISION COMMITTEE MEETING MINUTES
January 4, 2018

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Ethan Hendricks
Mike Johnson	
John Harris	
Chris Cole	Others
Brad Bixby	Valera Yazell
Casey Pratt	Bonnie Drew
Andrew Bodine	Devin Birch
Trustin Harrison	
Lauren Gibson	
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 **December 7, 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**

TJ Heavisides made a motion, seconded by Mike Johnson, to adjourn the meeting. The meeting adjourned at 1:35 PM.

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

FILE NO. 1994-25
CENSUS TRACT # 36.04

NAME OF SUBDIVISION: Happy Landing Farm – Plat 2 – Partial Plat of Vacation

JURISDICTION: City of Springfield

DATE OF MEETING: January 4, 2018

OWNER: Memorial Health System, LLC
c/o Edgar J Curtis, President &CEO

ENGINEER: Austin Engineering, Co., Inc.

DESCRIPTION: Pt. of the SW1/4 of the NW1/4 of Sec. 12, T15N, R6W – Located
on the North side of Hedley Road and West of South Koke Mill
Road

0.194 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Approve, Subject to;

BY: TJ Heavisides

2ND BY: Andy Bodine

VOTE: Unanimous

Devin Birch, Austin Engineering, presented the Partial Plat of Vacation. He said a Conditional Permitted Use was approved at a public hearing. He said that the easement is in the middle of their proposed building. He said they would like to get the easement vacated so it can be removed from the title commitment. He said the plat was vague when it was written to say all easements shown are for public utilities and drainage. He said the easement is not serving as drainage at the current time. He said the easement is at a high spot on the property. He said information on the topological survey can be provided. He said there is a slight berm to the north of the property that has a spill out point which causes the drainage to go directly west along the property line. He said the easement would stay in place in that spot for surface drainage. He said additional easements can be dedicated as required for drainage or utilities.

Joe Zeibert, Regional Planning Commission, said the owner's name and contact information shall be added to the plat. He said the signature block or space for it shall be provided on the plat.

TJ Heavisides, Office of Public Works, said any existing utilities within the easement shall be approved for relocation by each respective utility company. He said relocation shall be completed prior to execution of the plat. He said per the subdivision plans, the rear yard swale drains through the existing easement area. He said this drainage shall either be re-routed, or maintained in this same location, but shall not be blocked by the proposed construction. He said prior to final approval/execution of the plat, record drawings shall be submitted showing the

revised drainage. He said a letter of credit or other form of security may be provided along with approved plans to revise the drainage if the developer wishes to have the plat executed prior to development. He said the property owner's name, address and telephone number shall be added. He said the minimum lettering size is 0.10 inch. He said the date of completion of fieldwork shall be added. He said the subdivision description such as Section, Township, Range, and Principal Meridian shall be added. He said permanent monuments shall be placed at each corner or shown if found. He said monuments or witness corners, whether set or found, intended to represent reference corners of the survey shall be shown and described as to size, shape, and material. He said a statement regarding the special flood hazard area shall be added. He said the location of the 100-year base flood elevation shall be shown, if applicable. He said the following statement shall be placed near the professional land surveyor seal and signature: "This professional service conforms to the current Illinois minimum standards for a boundary survey."

TJ Heavisides made a motion to approve the Partial Plat of Vacation, subject to;

1. Add the owner's name, address, and contact information,
2. Add the signature block to the plat or leave room for the signature block to be stamped on the plat,
3. Relocate any utilities prior to execution of plat,
4. Submit record drawings showing the revised drainage and a Letter of Credit prior to execution of plat if drainage is rerouted,
5. Change font size to at least minimum font size (0.10 inch),
6. Add date of completion of fieldwork,
7. Add subdivision description such as Section, Township, Range, and Principal Meridian,
8. Place permanent monuments at each corner or show them if found,
9. Show and describe monuments or witness corners,
10. Add special flood hazard statement,
11. Add location of 100-year base flood elevation, if applicable, and
12. Add the following statement near the professional land surveyor seal and signature: 'This professional service conforms to the current Illinois minimum standards for a boundary survey.'

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