



**LAND SUBDIVISION COMMITTEE MEETING MINUTES  
February 6, 2019**

**ATTENDANCE**

<b>Land Subdivision Committee Members</b>	<b>Staff</b>
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Ethan Hendricks
Dan Crouse	
Mike Johnson	
John Harris	<b>Others</b>
Brad Bixby	Phil Martin
Casey Pratt	Thomas Ramsdell
Steve Hall	
Trustin Harrison	
Valera Yazell	
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 December 5, 2019 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.

- **PUBLIC COMMENT**

There were no public comments.

- **ADJOURNMENT**

T.J. Heavisides made a motion, seconded by Ken Springs, 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. 2020-01

CENSUS TRACT # 6

**NAME OF SUBDIVISION:** U-Haul Subdivision – Location and Sketch Map and Variance Sec. 153.158(b)(2) – Lot Arrangement

**JURISDICTION:** City of Springfield

**DATE OF MEETING:** February 6, 2020

**OWNER:** AREC 34, LLC C/O: U-Haul Tax Department

**ENGINEER:** Steve Walker – Martin Engineering

**DESCRIPTION:** Pt. of the E 1/2 of the NW 1/4 of the NE 1/4 of Sec. 36, T16N, R5W – Located on the south side of Clear Lake Avenue between Dirksen Parkway and I-55

12.02   **Acres**   2   **Lots**

**MOTION TO RECOMMEND:** Variance Sec. 153.158(b)(2)      Location and Sketch Map –  
Lot Arrangement - Approve      Approve, Subject To

**BY:** Dan Crouse      T.J. Heavisides

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

**VOTE:** Unanimous      Unanimous

Phil Martin, Martin Engineering, presented the Location and Sketch Map and Variance Request. He said they are wanting to split off an existing building.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the Location & Sketch Map. He said all essential services are available to serve the site, and the development is in accord with the 2037 City of Springfield Comprehensive Plan. He said due to the location of the existing buildings and access to the public road, staff recognizes the need for the variance request. He said as long as the existing traffic circulation within the site remains, the staff recommends approval of the variance request. He said the existing storage pods and all existing buildings shall be shown. He said a contact person for the owner shall be provided. He asked if there is an easement on Lot 2 from Niccols Road. Martin said they are not aware of any easements off of Niccols Road. Zeibert said they may want to plat an access easement. He said the gas provider shall be identified. He said the document numbers for existing utility easements shall be provided.

T.J. Heavisides, Office of Public Works, said the location of the floodplain shall be identified. He said a phone number for the owner and subdivider shall be provided. He said the existing parking lot layout and parking calculation shall be shown at the preliminary plan stage.

John Harris, Building and Zoning Department, said the parking details for Lot 1 shall be provided prior to the final plat.

Dan Crouse made a motion to approve the variance of Sec. 153.158(b)(2) – Lot Arrangement. Ken Springs seconded the motion, and the vote to approve was unanimous.

T.J. Heavisides made a motion to approve the Location and Sketch Map, Subject To,

1. Show the existing storage pods and all existing buildings,
2. Provide a contact person for the owner,
3. Identify the gas provider,
4. Provide document numbers for existing utility easements,
5. Identify the location of the floodplain, and
6. Provide a phone number for the owner/subdivider.

Valera Yazell seconded the motion, and the vote was unanimous

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

**FILE NO.**            2019-11  
**CENSUS TRACT #**    29

**NAME OF SUBDIVISION:** Restaurant Outparcel Subdivision  
**JURISDICTION:** City of Springfield  
**DATE OF MEETING:** February 6, 2020  
**OWNER:** Seritage KMT Finance, LLC  
**ENGINEER:** Phil Martin – Martin Engineering  
**DESCRIPTION:** Pt. of the N 1/2 of the NW 1/4 of the SW 1/4 of Sec. 7, T15N, R5W  
Located at the southeast corner of Veterans Parkway and Wabash  
Avenue  
13.8    **Acres**    5    **Lots**

**MOTION TO RECOMMEND:** Approve, Subject To  
**BY:** Dan Crouse  
**2<sup>ND</sup> BY:** T.J. Heavisides  
**VOTE:** Unanimous

Phil Martin, Martin Engineering, presented the preliminary plan.

Joe Zeibert, Regional Planning Commission, said the fire hydrants shall be clearly identified on the plat. He asked what the black dots on Lot 4 represent. Martin said he thinks it is a hatch pattern for an existing storm sewer.

Dan Crouse, Office of Public Works, said the floodplain line work shall be added to the legend. He said the section lines shown on the plan shall be identified. He said the linetype shall be added to the legend. He said a LOMA is recommended to remove the buildings from the floodplain. He said a copy of the covenants shall be submitted.

Dan Crouse made a motion to approve the preliminary plan, subject to:

1. Clearly identify the fire hydrants,
2. Add the floodplain line work to the legend, and
3. Identify the section lines and add the linetype to the legend.

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