



**LAND SUBDIVISION COMMITTEE MEETING MINUTES**  
**February 7, 2019**

**ATTENDANCE**

<b>Land Subdivision Committee Members</b>	<b>Staff</b>
Gregg Humphrey, Chairman	Joe Zeibert
Nate Bottom	Ethan Hendricks
T.J. Heavisides	
Mike Johnson	
Matt McLaughlin	<b>Others</b>
Jason Graham	Steve Walker
Chris Cole	Chris Richmond
Brad Bixby	
Casey Pratt	
Steve Hall	
Trustin Harrison	
Valera Yazell	
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 January 3, 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.

- **ADJOURNMENT**

T.J. Heavisides made a motion, seconded by Mike Johnson, to adjourn the meeting. The meeting adjourned at 1:43 PM.

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

**FILE NO.**                    1994-57  
**CENSUS TRACT #**        28.02

**NAME OF SUBDIVISION:** Iles Junction West – Preliminary Plan and Variance  
**JURISDICTION:** City of Springfield  
**DATE OF MEETING:** February 7, 2019  
**OWNER:** Fred W. Wanless Trust  
**ENGINEER:** Steve Walker – Martin Engineering  
**DESCRIPTION:** Pt. of the SE ¼, Sec. 8, Pt. of the NE ¼, Sec 17, Pt. of the SW ¼, Sec. 9, and Pt. of the N ½, NW ¼, Sec. 16, T15N, R5W  
12.19    Acres    7    Lots

**MOTION TO RECOMMEND:** Preliminary Plan – Approve, Subject To  
**BY:** Nate Bottom  
**2<sup>ND</sup> BY:** Dean Graven  
**VOTE:** Unanimous

Steve Walker, Martin Engineering, presented the plan. He said they have been told that the jurisdictional transfer of MacArthur Boulevard is going through City Council and will be approved the third Tuesday, which would be right before the third Wednesday for the plan to go to the Regional Planning Commission. He said they are withdrawing the variance request and just dealing with the preliminary plan at this meeting.

Joe Zeibert, Regional Planning Commission, said the access easement shall be extended to Lot 1000 to allow access for maintenance. He said Note 4 shall be changed to state, “No access will be allowed onto Old MacArthur Boulevard.” Walker asked if the access to Lot 1000 could come from Old MacArthur since access would only be needed for mowing. T.J. Heavisides, Office of Public Works, said it could be considered since it is not a constant conflict with the bike path. Zeibert asked if language could be added to the covenants that allows access through Lot 3 for maintenance of Lot 1000, instead of extending the access easement to keep additional traffic off Old MacArthur Boulevard. Heavisides said that since there is access

to Lot 3, it would not be difficult to allow access to Lot 1000 from there, or even from Lot 2. He said it does not necessarily have to be a platted easement. He said it could be something in the covenants to allow for access to Lot 1000. Zeibert said the existing sanitary sewer shall be keyed in. He said the size of the existing water main on Old MacArthur shall be identified. He said fire hydrants shall be shown at a minimum of 500 feet. He said the high and low contours of the drainage area shall be labeled. He said written approval of access from the road entity with jurisdiction shall be provided. He asked if an updated traffic study would be required. Heavisides said that an updated traffic study would not be required. Zeibert asked if the developer has been in contact with the Springfield Park District regarding the relocation of the trail, and when the relocation would occur. Walker said they have not been in contact with the Park District, and that it would be relocated in Phase 2. Zeibert asked if the trail would be built to the same size and standard as it is currently built. Walker said that it would be built to the current standard. Zeibert asked what the developer would be responsible for in regards to the construction of Westchester Boulevard. Heavisides said Public Works has more comments about what is required.

Mike Johnson, CWLP-Water, said the existing 12" water main that runs north-south across proposed Lot 2 in the existing 20' easement shall be shown. He said the document number is #93-48568. He said no permanent structures are allowed within that easement. He said it shall be shown on the final plat as well. He said with the line currently being in the easement, they may be able to omit a section of the proposed 10" line in front of Lot 2. He said an additional fire hydrant shall be added in front of Lot 5 to meet the requirements. He said additional hydrants may be required as the lots develop based on building locations. He said all improvements shall be at the cost of the developer.

T.J. Heavisides, Office of Public Works, said the access easement shall be added to maintain Lot 1000. He said it makes sense to keep access off Old MacArthur Boulevard since Lots 2 and 3 can have an easement to allow access. He said detention calculations shall be provided for review. He said if any revisions to the preliminary plan are needed based on those comments, the preliminary plan shall be resubmitted. Walker said several drainage plans have been submitted. Heavisides said they have not looked into the drainage yet. He said the most recent drainage calculations shall be submitted for review. He said it is recommended to renumber the lots to include Lot 1 and update the phasing numbers. He said it is a recommendation and not a requirement. He said all easements shall be dimensioned. He said all section lines shall be identified and included in the legend. He said the box within Lot 2 and its disposition shall be identified. He said the size of the sanitary and storm sewers shall be identified, both proposed and existing. He said the survey datum used shall be identified. He

said the engineer shall verify that a 10' separation between the sewer and water mains is maintained. He said the sewer manhole shall be moved from the proposed access of Lots 7 and 8. He said the road pavement and right of way widths shall be identified, both proposed and existing. He said Westchester Boulevard shall be identified as proposed up to the western limit of Lot 2 to be included in Phase 2. He said the bike path shall be included in Phase 2, and to delineate between proposed, existing, and future. He said all linetypes and structure symbols shall be keyed in. He said the existing locations of storm sewer inlets and manholes shall be identified. He said there are lines crossing MacArthur Boulevard that are storm sewers that are not properly labeled. He said the water line appears to be connected in two locations, one along Old MacArthur and the other along Westchester Boulevard. He said those connections shall be reviewed and corrected as necessary. He said a copy of the covenants shall be provided. He said the location and sketch map has not proceeded through City Council and has not been approved. He said the preliminary plan cannot be approved until the location and sketch map and all associated variances have been approved. He said if any revisions to the location and sketch map are necessary, the preliminary plan must be resubmitted as well. He said the jurisdictional transfer of MacArthur Boulevard is on the agenda for City Council. He said the written approval of access cannot be provided. He said after the jurisdictional transfer has been approved, the city will provide written approval of access. Walker said the lots are numbered the way they are because previous versions of the plan included the area south of Westchester Boulevard as Lot 1. He said they can renumber the lots, but it would make it confusing to keep track with old traffic studies and meeting minutes. Heavisides said renumbering the lots is not a requirement. Walker said the box within Lot 2 is landlocked and owned by someone else. He said they currently do not have any plans to do anything with that piece. He said he can provide the size of the sanitary and storm sewers, proposed and existing, except for the proposed storm sewers. He said they have not designed the proposed storm sewer system yet. He said they will design them for the construction plans. Heavisides said they should have the size for the detention calculations. Nate Bottom, Office of Public Works, said the reasoning behind that comments was to identify if there would be any conflicts before getting too far into the design phase.

Brad Bixby, CWLP-Electric, asked that his comments from the plan review phase be read into the minutes. Joe Zeibert said electric primary is in the vicinity of all the lots. He said the tree growth on the west side of these lots will determine how the lots are fed and the costs that will be involved.

Nate Bottom made a motion to approve the preliminary plan, subject to:

1. Access to allow maintenance of Lot 1000,

2. Correct Note 4 to state "No direct access will be allowed onto Old MacArthur Boulevard."
3. Key in the existing sanitary sewer,
4. Show fire hydrants at a minimum of 500' separation,
5. Provide the size of the existing water main on Old MacArthur,
6. Label the high and low contours for the drainage area,
7. Provide written approval of the location of access from the governmental entity with road jurisdiction,
8. Show the existing 20' easement and the 12" water main within it along Lot 2,
9. Show an additional hydrant in front of Lot 5,
10. Approval of drainage calculations,
11. Dimension all easements,
12. Show and identify the section lines and include them in the legend,
13. Identify the size of the sanitary and storm sewers, both proposed and existing,
14. Identify the survey datum used.
15. The sewer manhole shall be outside of the proposed access for Lots 7 and 8,
16. Identify the road pavement and right of way widths, proposed and existing,
17. Identify Westchester Boulevard as proposed up to the western limit of Lot 2 to be included in phase 2,
18. Key in all linetypes and structure symbols in legend,
19. Identify the location of existing storm sewer inlets/manholes,
20. Provide a copy of the covenants, and
21. Approval of water line connections.

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