



LAND SUBDIVISION COMMITTEE MEETING MINUTES
June 6, 2019

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Ethan Hendricks
Dan Crouse	
Mike Johnson	
Matt McLaughlin	Others
Jason Graham	Phil Martin
Chris Cole	Arlin Williams
Brad Bixby	Edward Canny
Casey Pratt	Katie Ambrose
Steve Hall	Dale Kuhn
Trustin Harrison	Jim Dickey
Valera Yazell	Gary Warnick
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 April 4, 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. 2019-07
CENSUS TRACT # 36.03

NAME OF SUBDIVISION: The North Reserve – Location and Sketch Map

JURISDICTION: City of Springfield

DATE OF MEETING: June 6, 2019

OWNER: Randall Thompson / Piper Glen Development Corp.

ENGINEER: Steve Walker – Martin Engineering

DESCRIPTION: Pt. of the NW1/4 of the NW1/4 of Sec. 25, T15N, R6W

34.7 **Acres** 25 **Lots**

MOTION TO RECOMMEND: Approve, Subject To:

BY: T.J. Heavisides

2ND BY: Casey Pratt

VOTE: Unanimous

Phil Martin, Martin Engineering, presented the Location and Sketch Map. He said The Reserve is a single-family, 25-lot development on 34 acres at the end of Panther Creek Drive.

Gregg Humphrey, Sangamon County Water Reclamation District, said the property is subject to a \$739.74 per acre reimbursement fee payable prior to approval of the Preliminary Plan. Martin asked if the reimbursement fee would all go to the developer or if it was a shared cost. Humphrey said he would have to look it up, but the fee would be required before the preliminary plan can be approved.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the Location & Sketch Map. He said all essential services are available to the site, and the development is in accord with the 2037 City of Springfield Comprehensive Plan. He said the name of the subdivision shall be changed. He said the location of existing utilities shall be shown on the location map. He said the line around the pond shall be keyed in. He said the high pool line shall be labeled. He said adequate space shall be provided for maintenance of Lot 1000. He said a written acknowledgement of a plan to upgrade adjacent roadways shall be provided. He asked if an EcoCAT had been run for this property. Martin said an EcoCAT had not been run, but the developer will do so. Zeibert said it shall be completed to avoid any issues in the future. He said as a reminder an additional 10' for screen plantings will be required along arterials as required by the ordinance. He asked if the property was going to be annexed to the

City of Springfield. Martin said it would be annexed. Zeibert said the property shall be annexed before the preliminary plan is heard.

Casey Pratt, Sangamon County Highway Department said his comments are as listed on the staff recommendation. Those comments said: A traffic/trip generation analysis shall be provided to determine traffic accessing from Spaulding Orchard Road (C.H. 23) and Mt. Zion School Road west of the development is under Curran Township jurisdiction and does not meet access road requirements.

Mike Johnson, CWLP-Water, said a majority of this parcel is not currently annexed into the City of Springfield and is located in the Curran Gardner Water District. He said the parcel shall be served per the intergovernmental agreement between CWLP and CGWD. He said this parcel contains highly erodible soils and drains directly into Lick Creek, which feeds into Lake Springfield. He said care should be taken with erosion control.

Dan Crouse, Office of Public Works, said the name of the subdivision shall be revised. He said if the existing pond is to be used for site detention, detention and hydraulic calculations shall be provided at the preliminary plan stage. He said if the pond is used for detention storage, only the available volume within the designated 1000 series lot shall be allowed to be used for storage calculations. He said if the property is annexed to the City of Springfield, the sewer provider shall be listed as the City of Springfield. He said sidewalk shall be required along the perimeter of the subdivision along the existing portion of Panther Creek Drive.

T.J. Heavisides, Office of Public Works, said Foxhall shall be identified as a collector street. He said part of the subdivision is shown in FEMA Zone A, a mapped zone without established base flood elevation (BFE). He said a study will be required at the preliminary plan stage to determine the 100-year BFE and shall be submitted to FEMA and IDNR. He said depending on the extent of the study, the study may need review from a 3rd party, with the cost of the review to be borne by the developer. He said the 100-year BFE shall be shown on the preliminary plan as well as the final plat. He said monuments shall be placed at property lines and inflection points as required by Section 150.08. He said lots shown within the BFE will require one of the following options. He said the first option is to provide A CLOMR-F to fill a suitable area for building a residential structure a minimum of 1' above the BFE. He said a City floodplain permit shall be required under this process and compensatory storage shall be provided to offset the impact to filling of the floodplain. He said the second option is to show the lots in the floodplain as open space areas reserved for the floodplain and noted that the lots are not suitable for development if no revisions are to be made to the mapped floodplain areas. He said the third option is to identify the 100-year BFE on the preliminary plan and final plat if the hydraulic study identifies that the 100-year BFE is different than the mapped area. He said a LOMA shall be submitted for the impacted lots. He said in the third option, the minimum buildable area must be met in order for the lot to be platted for development. He said all portions of floodplain within platted lots shall be designated as easement for floodplain/drainage. He said existing floodplain and buffer areas shall be maintained to protect the existing natural drainage features per Section 150.08. He said per an existing LOMA at 4091 Spaulding Orchard Road, the FEMA BFE is 574.2'. He said this is downstream of the proposed subdivision, but is higher than the estimated 572.4' shown the Sketch Map. He said based on this, it appears that the estimated BFE provided is too low.

John Harris, Building and Zoning Department, said this property is not in the City of Springfield. He said if it is annexed, the zoning would be R-1, Single Family-Residence District.

Brad Bixby, CWLP-Electric, said CWLP has electric infrastructure along the south and east properties. He said Lot 1001 shall be an easement so electric can be extended from the south. He said there shall be other easements as necessary to loop electric in this subdivision.

Katie Ambrose, Member of The Reserve Homeowners Association, said the HOA does not like that the new development is being marketed as “The Reserve” and as part of the existing HOA. She said they have no issue with the proposed subdivision. She said the HOA would like the name to be changed and for there to be clarification that the development is not part of the existing HOA. She asked if construction traffic would be routed through The Reserve or if it would be routed through Panther Creek. Gregg Humphrey said construction traffic would be based on the contractor.

Gary Warnick, member of the Panther Creek West Homeowners Association, asked what would happen to the portion of Mt. Zion School Road along the north edge of the proposed subdivision. Phil Martin said Dowson Farms controls the area where the potential road improvement would be located. He said he has spoken with the owner, but there are no plans to make the improvements with this development. Warnick asked about the improvements to Foxhall Lane. Martin said Foxhall Lane will connect Panther Creek Drive with Spaulding Orchard Road.

Dale Kuhn, The Reserve Homeowners Association, asked how Foxhall Lane would connect with Spaulding Orchard Road. Martin said Foxhall would connect Panther Creek Drive with Embassy Drive, which goes to Spaulding Orchard Road.

Phil Martin said the developer would like to rename the development to “The North Reserve”. He said the numbers representing the 100-year BFE were transposed. Joe Zeibert asked if there was any way to remove the phrase “The Reserve” from the name of the subdivision. Martin said the developer could decide to do that. He said there are other subdivisions that are a variation of an existing subdivision’s name.

T.J. Heavisides made a motion to approve the location and sketch map, subject to:

1. Show the location of existing utilities on the location map,
2. Key in the line around the pond,
3. Label the high pool line and provide adequate space for the maintenance of Lot 1000,
4. A written acknowledgement of a plan to upgrade adjacent roadways is needed,
5. Identify Foxhall as a collector street,
6. Designate the portion of lots in the floodplain as easements for floodplain/drainage,
7. Correct the floodplain elevation,
8. Change the sewer provider to say City of Springfield, and
9. Identify Lot 1001 as a utility easement.

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