



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
July 3, 2019**

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Ethan Hendricks
Dan Crouse	Jordan Leaf
Mike Johnson	
John Harris	Others
Jason Graham	Jeremy Smith
Chris Cole	Pete Wagner
Brad Bixby	Arlin Williams
Casey Pratt	Joe Gooden
Steve Hall	Jay Dee Shattuck
Trustin Harrison	
Valera Yazell	

- **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 June 6, 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 Brad Bixby, to adjourn the meeting. The meeting adjourned at 1:40 PM.

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

FILE NO. 2001-14
CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Oak Park Estates – 6th Addition – Final Plat
JURISDICTION: City of Springfield
DATE OF MEETING: July 3, 2019
OWNER: Bob Barker – Oak Park Estates, LLC
ENGINEER: Jeremy Smith – Martin Engineering
DESCRIPTION: Pt. of the S 1/2 of the NW 1/4 of Fractional Sec. 2, T15N, R6W –
Located to the North of Greenbriar Drive and to the East of
Winston Drive
9.5 Acres 27 Lots

MOTION TO RECOMMEND: Approve, Subject To:
BY: T.J. Heavisides
2ND BY: Mike Johnson
VOTE: Unanimous

Jeremy Smith, Martin Engineering, presented the plat and opened the floor to comments.

Joe Zeibert, Regional Planning Commission, said a copy of the updated covenants shall be provided. He asked if the width of Lots 134 and 135 were a concern with zoning. John Harris, Building and Zoning Department, said the lot width is 30' at the building setback line. Zeibert said the lot width shall be verified at the building setback line.

Dan Crouse, Office of Public Works, said the plat shall be signed and sealed. He said Bellevue Street shall be changed to Bellevue Drive as it was platted in the 5th Addition.

T.J. Heavisides, Office of Public Works, said subdivision construction shall be completed, inspected, and approved prior to signing and recording the final plat, or security shall be provided in the amount of 110% of the estimated cost of the remaining improvements. He said all improvements shall be completed within two years of providing any security.

T.J. Heavisides made a motion to approve the final plat, subject to:

1. Provide updated covenants,
2. Verify the width of lots 134 and 135 at the building setback line,
3. Sign and seal the plat, and

4. Correct Bellevue Street to Bellevue Drive.
Mike Johnson seconded the motion, and the vote to approve, subject to was unanimous.

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

FILE NO. 2017-09
CENSUS TRACT # 36.01

NAME OF SUBDIVISION: Shattuck Estates County Minor Subdivision – Plat of Vacation

JURISDICTION: Sangamon County

DATE OF MEETING: July 3, 2019

OWNER: Jay Dee F. Shattuck & Mary L. Shattuck

ENGINEER: Pete Wagner – Fuhrmann Engineering

DESCRIPTION: Pt. of the NE 1/4 of Sec, 32, T16N, R6W – Located at the
Northeast corner of Old Salem Lane and Country Lake Road

15.2 **Acres** 4 **Lots**

MOTION TO RECOMMEND: Approve, Subject To:

BY: Casey Pratt

2ND BY: Trustin Harrison

VOTE: Unanimous

Pete Wagner, Fuhrmann Engineering, presented the plat of vacation. He said they are vacating the entire final plat of Shattuck Estates and following with a new final plat to adjust lot lines.

Joe Zeibert, Regional Planning Commission, said the developer would like to move lot lines, but they would be within a platted setback. He said the easiest way to achieve this would be to vacate the plat and plat the lots again. He said the date of recording at the top of the plat shall be corrected to January 16, 2019.

Casey Pratt made a motion to approve the plat of vacation, subject to:

1. Correct the date of recording.

Trustin Harrison seconded the motion, and the vote to approve, subject to was unanimous.

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

FILE NO. 2017-09
CENSUS TRACT # 36.01

NAME OF SUBDIVISION: Shattuck Estates County Minor Subdivision – Final Plat

JURISDICTION: Sangamon County

DATE OF MEETING: July 3, 2019

OWNER: Jay Dee F. Shattuck & Mary L. Shattuck

ENGINEER: Pete Wagner – Fuhrmann Engineering

DESCRIPTION: Pt. of the NE 1/4 of Sec, 32, T16N, R6W – Located at the
Northeast corner of Old Salem Lane and Country Lake Road

15.2 **Acres** 4 **Lots**

MOTION TO RECOMMEND: Approve, Subject To:

BY: Casey Pratt

2ND BY: Trustin Harrison

VOTE: Unanimous

Pete Wagner, Fuhrmann Engineering, presented the final plat. He said the lot lines are changed on this version of the final plat.

Joe Zeibert, Regional Planning Commission, said the septic fields shall be shown. Wagner said the septic field layer was turned off. Zeibert said the septic areas shall be shaded to make them more visible. He said the legend shall be changed to say “Area Reserved for a Private Sewage Disposal System” to remain consistent with the notes. He said “Final Plat” shall be included in the title. He said the buildable area shall be shown, or provide an exhibit showing where buildings could be located according to the required 100’ setback. Wagner said he can show the buildable area but it depends on which lot builds first. Zeibert said it doesn’t have to be on the plat, but to provide an exhibit that would show what could work. He said the location of the building on Lot 4 would dictate where the rest of the buildings could be located. He said a note shall be added stating “Approval of this final plat by Sangamon County does not constitute a guarantee that a suitable sewage disposal system can be constructed on each lot.” He said certificates shall be provided. He said the setback text shall be removed. He said Old Salem Road shall be changed to Old Salem Lane. He said the PIN numbers shall be removed. Wagner asked if all these issues were approved on the previous plat. Zeibert said things are being clarified and cleaned up.

Casey Pratt, Sangamon County Highway Department, said a note shall be added stating "The Right-of-way shown hereon is hereby conveyed to Gardner Township per the owner's acknowledgement." Wagner said he believed the right-of-way had already been conveyed. Zeibert said the document number of the right-of-way conveyance shall be quoted on the plat. Pratt said Note 3 shall be updated to say no discharge into the road or ditch. He said Note 4 shall be updated to say the proposed entrance location and culverts shall be approved by the Township Highway Road Commissioner. Wagner asked if the road was transferred to the township. Pratt said it was always a township road.

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

1. Show the septic fields,
2. Shade the septic fields to make them more visible,
3. Change the legend to say "Area Reserved for a Private Sewage Disposal System",
4. Include "Final Plat" in the title,
5. Provide an exhibit showing where buildings can be located,
6. Add a note stating "Approval of this final plat by Sangamon County does not constitute a guarantee that a suitable sewage disposal system can be constructed on each lot.",
7. Provide certificates,
8. Remove the setback text,
9. Change Old Salem Road to Old Salem Lane,
10. Remove the PIN numbers,
11. Provide document number for Right-of-Way conveyance,
12. Update Note 3 to say no discharge into the road or ditch, and
13. Update Note 4 to say the proposed entrance and culvert location are to be approved by the Township Highway Road Commissioner.

Trustin Harrison seconded the motion, and the vote to approve, subject to was unanimous.