



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
June 4, 2020**

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
Dan Crouse	Jordan Leaf
Mike Johnson	Emily Prather
John Harris	
Jason Graham	Others
Brad Bixby	
Casey Pratt	Steve Walker
T.J Heavisides	
Steve Hall	
Trustin Harrison	
Valera Yazell	
Dean Graven	
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 May 7, 2020 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 Dean Graven, to adjourn the meeting. The meeting adjourned at 1:41.

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

FILE NO. 2020-04
CENSUS TRACT # 39.01

NAME OF SUBDIVISION: Cooper Ranch – City Minor Subdivision

JURISDICTION: City of Springfield

DATE OF MEETING: June 4, 2020

OWNER: Gary D. Cooper

ENGINEER: Martin Engineering Co.

DESCRIPTION: Pt. of the SE 1/4, NW ¼, Sec. 32, T15N, R4W – Located on the south side of Sage Road between Ramsey Road and Florence Road – Martin Engineering

4.933 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject to;

BY: Casey Pratt

2ND BY: Ken Springs

VOTE: Motion passed 12-1

Steve Walker, Martin Engineering, presented the final plat.

Gregg Humphrey, Sangamon County Water Reclamation District, said the district objects to the development without all the utilities in place.

Joe Zeibert, Regional Planning Commission, said the distance of the east lot line of lot 2 shall be identified on the plat.

Dan Crouse, City Engineer, said a surveyor's and owner's certificate shall be provided. He said the plat shall be signed and sealed.

Casey Pratt, County Highway Department, said the note referring to the Right-of-Way conveyance shall be corrected to state that the Right-of-Way is dedicated for Right-of-Way purposes instead of conveyed.

Zeibert asked County Highway if a note should be added to the plat stating that the Township Road Commissioner shall approve the location, size, type and length of all driveway culverts and the location of the driveway prior to installation. Pratt said a note shall be added to the plat that states that the Township Road Commissioner shall approve any new entrances.

Casey Pratt made a motion to approve the final plat subject to;

1. Identifying the distance of the east lot line of lot 2;
2. Surveyor's Certificate;
3. Owner's Certificate;
4. Plat signed and sealed;
5. Correction of Right-of-Way conveyance note;
6. Note – Township Road Commissioner shall approve any new entrances to serve the development.

Ken Springs seconded the motion, and the vote to approve passed 12-1 with Gregg Humphrey voting against.

**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 – Final Plat

JURISDICTION: City of Springfield

DATE OF MEETING: June 4, 2020

OWNER: AREC 34

ENGINEER: 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: Approve Subject to;

BY: Gregg Humphrey

2ND BY: Dean Graven

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the final plat.

Joe Zeibert, Regional Planning Commission, said an electric easement shall be provided along the east lot line of the property to the satisfaction of CWLP Electric. He said final covenants shall be provided. Zeibert said a note stating that the owner is responsible for maintaining the private hydrants located on site in working order and providing annual flow testing data to the Springfield Fire Department shall be provided on the plat.

Brad Bixby, CWLP Electric, said an electric easement shall be provided on the east lot line.

T.J Heavisides, City Traffic Engineer, said the existing storm sewer that exists under the building located on lot 1 needs to be identified on the final plat as an existing private storm sewer. The note should also reference the covenants for maintenance and easements. The covenants should identify this as a private storm sewer system that accepts runoff from Clear Lake Ave. Provisions shall be included as to what rights are available to re-route the storm sewer around the building, should the storm sewer fail or require extensive maintenance in the future. Heavisides said a surveyor's certificate shall be provided and the plat shall be signed and sealed.

Gregg Humphrey made a motion to approve the final plat subject to;

1. Provide an electric easement along the east lot line to the satisfaction of CWLP Electric;
2. Final Covenant approval by the Office of Public Works;
3. Note – “The owner is responsible for maintaining the private hydrants located on site in working order and providing annual flow testing data to the Springfield Fire Department”;
4. Identifying the existing storm sewer under the building on lot 1 on the plat as an existing private storm sewer;
5. Surveyor’s Certificate;
6. Plat signed and sealed;

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