



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
July 2, 2020**

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
Dan Crouse	Jordan Leaf
Mike Johnson	Emily Prather
John Harris	Molly Berns
Jason Graham	Steve Keenan
Chris Cole	
Brad Bixby	
Casey Pratt	Others
T.J Heavisides	
Steve Hall	Steve Walker
Trustin Harrison	John Klemm
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 June 4, 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**

Ken Springs made a motion, seconded by T.J Heavisides, to adjourn the meeting. The meeting adjourned at 1:50 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 – Preliminary Plan and Variance - Section 153.162 (Sidewalks)

JURISDICTION: City of Springfield

DATE OF MEETING: July 2, 2020

OWNER: John Klemm, Rodney Herrin, John Watson

ENGINEER: Martin Engineering Co.

DESCRIPTION: Pt. NW ¼, Sec. 25, T15N, R6W- Located South of Foxhall Lane and Panther Creek Drive – Martin Engineering

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

MOTION TO RECOMMEND: Variance Sec. 153.162 –Sidewalk – Approve Subject To;

BY: Dean Graven

2ND BY: T.J Heavisides

VOTE: Unanimous

MOTION TO RECOMMEND: Approve, Subject To;

BY: Gregg Humphrey

2ND BY: Mike Johnson

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the development. He said the cul-de-sac at the far south edge of the development will only have lots on the north side. He said there are large trees along the south edge of the cul-de-sac and a sidewalk would not serve anyone in that area. He said the developer would like to maintain the existing tree line to serve as a buffer for the existing development to the south. Walker said the developer would like to request a variance to eliminate a sidewalk along the southern edge of the south cul-de-sac to preserve the tree line to the south.

Joe Zeibert, Regional Planning Commission, said the staff recommends approval of the variance of Section 153.162 to eliminate a public sidewalk located along the southern cul-de-sac with the condition that a turnaround is constructed at the end of the sidewalk located at lot 25 to meet the accessibility requirements. A public sidewalk will be constructed in front of the new lots to accommodate the pedestrian circulation and provide a safe walking path while

preserving the existing tree line. The established tree line will serve as a buffer for the existing adjacent development. Therefore, staff finds that the variance requested substantially complies with the requirements identified within the City of Springfield Subdivision Ordinance.

Zeibert said the size of the water main located in Panther Creek West Subdivision and The Reserve serving the development shall be identified on the preliminary plan. He said the fire hydrants shall be shown on the plan at a maximum interval of 500'. Zeibert said adequate buildable area shall be identified outside of the floodplain for each lot affected and the approved flood elevation contour identified by FEMA shall be labeled.

Dan Crouse, City Engineer, said the Office of Public Works concurs with the Regional Planning Commission's recommendation for the variance with a turnaround constructed at the end of the sidewalk located at lot 25. He said for the preliminary plan the outlet pipe and elevation for the detention pond shall be identified. He said the "Normal Pool" and "High Water Line" labels point to contours that shall be labeled. Crouse said a floodplain study has not been completed. He said lots 14, 15, and 16 need to be removed and shown as a common area lot reserved for floodplain. Lots 14, 15 and 16 can be shown as a screen layer with a note that indicates that floodplain limits are currently being studied, and should the results of the study determine that the floodplain limits allow for development, the preliminary plan will be revised to include lots 14-16 as part of phase 2.

Mike Johnson, CWLP Water, said service taps for lots 8, 9, 10, 14, 15, 16, 24 and 25 will be required to connect to the 6" water main within 2' from the proposed dead end hydrant locations. He said there is a metered pit water irrigation system that serves panther creek subdivision that will need to be relocated out of the proposed intersection of Panther Creek Drive and Foxhall Lane. A note shall be added to the preliminary and construction plans. The developer shall coordinate with panther creek subdivision to determine when it will be relocated. Johnson said the parcel drains directly into Lick Creek and then into Lake Springfield. Sediment and erosion control measures are important.

Brad Bixby, CWLP Electric, said CWLP electric has primary electric along the south and east borders of this property. There is adequate capacity to serve. He said an easement may be required along the south side of street "A" to access the property. He said a primary vault exists between lots 18 and 19 and CWLP will work with the developer to make sure they can access the electric infrastructure.

Casey Pratt, County Highway, said traffic study approval will need to be approved by the Sangamon County Highway Department.

T.J Heavisides, City Traffic Engineer, said he understands that the variance is requested to preserve the tree line along the south side of the southernmost cul-de-sac. Heavisides said a sanitary sewer and storm sewer will be constructed along the south side of the cul-de-sac and asked if the trees removed for the construction of the sewer will be replaced to provide screening as mentioned in the variance request. Walker said they are currently reviewing options to revise the water, storm, sanitary sewer to preserve the tree line. Walker said if the variance is approved, they will revise the underground sewer and water mains to preserve the tree line. Heavisides said the covenants shall include language for the private storm sewer located in lot 25 as private and shall be maintained as part of the pond.

Steve Walker asked if the floodplain elevation contour as provided by FEMA shall be provided on the plan. Heavisides said once the flood study has been completed and approved by FEMA, the flood contour will need to be shown on the final plat.

Dean Graven made a motion to approve the variance of Section 153.162 – Sidewalks – subject to a turnaround constructed at the end of lot 25. T.J Heavisides seconded the motion, and the vote to approve was unanimous.

Greg Humphrey made a motion to approve the preliminary plan, subject to:

1. Identifying the size of water main located in Panther Creek West Subdivision and The Reserve;
2. Fire hydrants shall be shown on the plan at a maximum interval of 500';

3. Adequate buildable area shall be identified outside of the floodplain for each lot affected;
4. Identifying outlet pipe and elevation for the detention pond;
5. Label contours for the "Normal Pool" and "High Water Line";
6. Removing lots 14, 15, and 16 and show as common area to be reserved for floodplain with a note acceptable to the office of public works;
7. Note - service taps for lots 8,9,10,14,15,16,24 and 25 will be required to connect to the 6" water main within 2' from the proposed dead end hydrant locations;
8. Note – The metered pit water irrigation system that serves Panther Creek Subdivision shall be relocated;
9. Identifying an Electric Easement along the south side street "A" acceptable to CWLP Electric;
10. Preliminary covenants including language for the private storm sewer located in the lot 25;
11. Traffic Study approval by the Sangamon County Highway Department.

Mike Johnson seconded the motion, and the vote to approve was unanimous.

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

FILE NO. 2020-03
CENSUS TRACT # 36.04

NAME OF SUBDIVISION: Ash Grove Subdivision – Final Plat

JURISDICTION: City of Springfield

DATE OF MEETING: July 2, 2020

OWNER: Ash Grove Apartments LLC

ENGINEER: Martin Engineering Co.

DESCRIPTION: Pt. NW ¼, Sec. 14, T15N, R6W – Located Southeast of Ash Grove Drive and Hamlin Parkway – Martin Engineering
15.06 Acres 6 Lots

MOTION TO RECOMMEND: Approve, Subject to;

BY: T.J Heavisides

2ND BY: Ken Springs

VOTE: Unanimous

Steve Walker presented the development.

Joe Zeibert, Regional Planning Commission, said the members of the LLC shall be provided and a copy of the final covenants. He said the width of the adjoining streets shall be identified on the plat.

Dan Crouse, City Engineer, said the plat shall be signed and sealed for a registered Illinois Surveyor.

T.J Heavisides, City Traffic Engineer, said the final covenants shall be provided addresses the comments received at the preliminary plan stage.

Walker asked if development on lot 5F would require a large scale development plan. Heavisides said the development can proceed through the building permit process. Mike Johnson, CWLP Water, said the development can proceed through the building permit process as long as CWLP and Springfield Fire can review the development. Walker said he would send information on the development to CWLP Water and the Springfield Fire Department.

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

1. Provide the members of the LLC;
2. Final Covenants;
3. Identify the width of adjoining streets;
4. Plat shall be signed and sealed.

Ken Springs seconded the motion and the vote to approve was unanimous.