



**LAND SUBDIVISION COMMITTEE MEETING MINUTES  
September 3, 2020**

**ATTENDANCE**

<b>Land Subdivision Committee Members</b>	<b>Others</b>
Gregg Humphrey, Chairman	Andrew Cochran
Dan Crouse	Steve Walker
Mike Johnson	Arlin Williams
John Harris	Barry McAnarney
Ed Canny	Mark Summers
Brad Bixby	Ed Osman
Casey Pratt	Jay Jessen
T.J Heavisides	Tina Lee
Trustin Harrison	Chris Deloney
Valera Yazell	Watana Parker
Dean Graven	Conny Heskett
	Rob Havens
<b>Staff</b>	John Kang
Joe Zeibert	Hailey Seif
Jordan Leaf	Jennifer Knox
Emily Prather	Rosanne Vicari
Molly Berns	
Eric Wise	

- **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 August 6, 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**

Mike Johnson made a motion, seconded by T.J Heavisides, to adjourn the meeting. The meeting adjourned at 2:31 PM.

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

	<b>FILE NO.</b>	<u>2017-07</u>		
	<b>CENSUS TRACT #</b>	<u>36.02</u>		
<b>NAME OF SUBDIVISION:</b>	<u>Sloan Crossing – Location &amp; Sketch Map and Variances Section 153.157(k) – Multiple Access and Section 153.157(j) – Stub Streets</u>			
<b>JURISDICTION:</b>	<u>City of Springfield</u>			
<b>DATE OF MEETING:</b>	<u>September 3, 2020</u>			
<b>OWNER:</b>	<u>WPFL, LLC</u>			
<b>ENGINEER:</b>	<u>Martin Engineering</u>			
<b>DESCRIPTION:</b>	<u>Pt. of the E 1/2, SW 1/4, Sec. 35, T16N, R6W – Located north of Old Jacksonville Road, south of Old Salem Lane, and west of Bradfordton Road</u>			
	<u>60</u>	<b>Acres</b>	<u>66</u>	<b>Lots</b>
<b>MOTION TO RECOMMEND:</b>	<u>Approve, Subject to:</u>			
<b>BY:</b>	<u>T.J. Heavisides</u>			
<b>2<sup>ND</sup> BY:</b>	<u>Dan Crouse</u>			
<b>VOTE:</b>	<u>Unanimous with Dean Graven abstaining from the vote.</u>			

Joe Zeibert, Regional Planning Commission, said the staff recommends approval of location and sketch map. He said all essential services are available to serve the site and the development is in accord with the 2037 Springfield Comprehensive Plan. Zeibert said the three cul-de-sacs shall be reconfigured to improve street connectivity for both vehicular and pedestrian movements to the satisfaction of the City Traffic Engineer. Zeibert said the staff recommends approval of the variance of section 153.157(j). He said extraordinary circumstances exist with topography and the proposed alignment of Bradfordton Road which prohibits an adequate extension of a stub street to serve the area to the south. He said staff recommends approval of the variance of section 153.157(k) with a condition to provide a divided entrance to the satisfaction of the City Traffic Engineer and the Springfield Fire Department to ensure adequate emergency access is available to serve the development.

Zeibert said the developer shall show the area covering at least a one mile radius from the proposed tract on the location map. He said the existing utilities along Pajim Lane shall be identified. He said a note shall be added stating no access shall be allowed to Pajim Lane. Zeibert said the strip of land separating the development from Pajim Lane shall be identified on the plan. He said the Curran-Gardner water mains shall be identified. He said the total number of dwelling units shall be identified on the plan. He said the property will need to be annexed to

the City of Springfield or rezoned in the County before the preliminary plan can be submitted for review. He said section 153.158(b)(4) states that a portion of the residential lot contiguous to a major or minor arterial shall have an additional ten-foot yard requirement over the minimum zoning yard requirement for screen planting. He said the street label for Pajim Road shall be corrected to reflect Pajim Lane.

Greg Humphrey, Sangamon County Water Reclamation District, said there is an existing sanitary sewer easement for the trunk sewer along the south portion of the property, which the district will vacate when a new easement is provided along the southern edge of the subdivision. He said the 15" trunk sewer shall be extended at a maximum depth and minimum grade to serve the properties to the west. He said a sanitary sewer shall be stubbed to the east and west property lines of the development along the stub streets.

Dan Crouse, City Engineer, said the east edge of the collector street entrance will need to align with the east edge of Lola Bell Lane to prevent left turn conflicts. He said the three small cul-de-sacs must be reconfigured to improve connectivity and eliminate dead-end streets. He said the horizontal curve geometry for the collector street connecting to Old Salem Lane shall be evaluated for standards and the radius possibly increased, which may eliminate lot 64 as a developable lot. Crouse said that the future Bradfordton Road includes a multi-use path on the west edge of the road and the development should accommodate this with a connection to the south between lots 44 and 50. Crouse said the anticipated sewer connection to the south shall be identified. He said if the sewer connection is located between lots 51 and 52, the width of the easement shall be considered and the overall width of the lots may need to be increased to ensure they are wide enough to develop without encroachment. Crouse said the proposed collector street shall be shown with a 60' Right-of-Way and Old Salem Lane shall be labeled as an arterial street.

Mike Johnson, CWLP Water Department, has no comments and asked the Regional Planning Commission to read the comments received from the Curran-Gardner Water District. Zeibert said the Curran-Gardner Water District has no issues with the development. Water mains are in place along Old Salem Lane and Bradfordton Road. The main on Bradfordton Road is one of the largest lines and can provide over 1000 gallons per minute to fire hydrants located at this location.

John Harris, City Building and Zoning, said if the property is annexed into the City of Springfield, it would come in with an R-1 zoning designation and would need zoning relief for the duplex lots. He said the lots must comply with the bulk regulations section 155.055 minimum width for residences and section 155.056 minimum lot area per dwelling unit.

Ed Canney, Springfield Fire Department, has no comments and reiterates the staff recommendation in reference to the divided entrance to serve the development.

Brad Bixby, CWLP Electric, said CWLP has electric on the north side of Old Salem Lane. He said an adequate easement will need to be provide to extend electric across Old Salem Lane to serve the development. He said there is adequate capacity to serve the development.

Casey Pratt, Sangamon County Highway Department, requests to retain the right to perform a trip generation study or an intersection design study depending on what happens to Old Salem Lane.

T.J. Heavisides, City Traffic Engineer, said Old Salem Lane shall be upgraded to the minimum road width standards per section 153.112 and 40' of Right-of-Way shall be conveyed to the City of Springfield from the centerline of Old Salem Lane. He said the property will need to be annexed to the City of Springfield for access to Old Salem Lane. He said ROW along Old

Jacksonville Road and Bradfordton Road shall be conveyed to the Sangamon County Highway Department as required by the Highway Department. He said a traffic impact study will be required at the preliminary plan stage in accordance to section 153.121(b)(22). Heavisides said the existing water main along Pajim Lane shall be identified on the plan. He said the existing and future conditions along Old Salem Lane, Bradfordton Road and Old Jacksonville Road shall be clearly identified on the plan. He said only the future conditions are shown on the location and sketch map.

Dean Graven, Citizen Member, stated that he works for the developer and will abstain from the discussion and vote.

John Kang, a resident of Pajim Lane, said the residents of the area expressed environmental concerns stemming from a previous project proposed in 2017 for this property and he would like those concerns reiterated for the proposed development. Kang said a concern of the neighborhood was that the stub street on Pajim Lane would remain in place and not be connected to the development. He said it appears that is still the case and there is a spite strip in place which prevents the connection to Pajim Lane. Kang said there are multiple drainage issues affecting Pajim Lane, including a significant amount of standing water that accumulates on the boundary between Pajim Lane and the proposed development. He expressed concern that the new construction will worsen the drainage situation, and notes that the drainage situation along Pajim Lane itself has worsened and there is standing water along the road, days after a rainfall. Kang said recent work to put in piping has been completed but it is unclear to him if it has helped the situation. He said the residents are on septic systems and the standing water doesn't allow for the septic tanks to function optimally in standing water. He said the residents have concerns about an increase of traffic in the area, particularly at the intersection of Bradfordton Road and Old Jacksonville Road. Kang expressed a concern about the intersection of Old Salem Lane and Bradfordton Road, notably that it is an uncontrolled intersection. He stated that there is a long time problem of excessive speeding and tailgating along Bradfordton Road and asked if there has been any recent speed control and review of accident history.

Kang said the more general environmental concerns involve the existing tree-line that separates Pajim Lane from the proposed development. He asked what will happen to the tree line and offered concerns about viewsheds and noise reduction. He said he would like to know if the tree line would be preserved or if native plants will be installed to maintain a pleasant view and reduce noise. Kang said children live along Pajim Lane and with an anticipation of children living in the proposed development, he asked if there will be a pedestrian connection between Pajim Lane and the proposed development to prevent children having to navigate the high speed and dangerous arterial roads.

Steve Walker, Martin Engineering, stated that he would address the comments at the end of public comment period.

Rosanne Vicari, resident of Pajim Lane, expressed concerns with the existing tree line and asked what would be installed along her property line that abuts the development. She asked if a berm or if native plants would be installed. She asked how far the development would go in, referring to the depth of the proposed lots. Vicari asked if the property would be for sale, or if the lots built would be rented.

Jennifer Knox, resident of Pajim Lane, asked for an explanation of the stubbed sewer at the division between the development and Pajim Lane. Gregg Humphry said that from the Sanitary District's perspective they would like a sewer to go to Pajim Lane, but the spite strip between the properties poses a difficulty in accomplishing that. Jennifer asked about the cost for

Pajim Lane homeowners to extend and connect to the sewer improvements. Gregg Humphrey said it would take about a year or two and the cost of each homeowner would approximately be \$15,000 to \$25,000 a home.

Chris Deloney, resident of Pajim Lane, asked if there will be a pedestrian walkway between the new development and Pajim Lane. Gregg Humphrey asked Steve Walker of Martin Engineering if the spite strip would prevent that from happening, Steve Walker said he concurs.

Hailey Seif, resident of Pajim Lane, asked for an explanation on what a sewer for the large proposed development would look like along a small lane. Gregg Humphrey said the sewers are not going through Pajim Lane. He said the Sanitary District would like the ability to extend sewer, if they could be extended through the spite strip. He said if sanitary sewer can be extended it would run beneath the center of the street and not through the properties located along the lane. An unidentified voice asked if the sewer extension would affect their property lines. Humphrey said there would be a sewer connection from the house to the new line, but the new sewer line would run down the middle of the road. Seif expressed a concern about a possible future easement through the spite strip and a future road connection established between the subdivision and Pajim Lane. Humphrey said if a sanitary easement for the spite strip was obtained it would only be for sewer and would be unavailable for other uses. Seif said she doesn't know much about how land development works and asked why residents along Pajim Lane and not the developer would have to pay for sewer connections if a sewer is installed that connects Pajim Lane to the proposed subdivision. Humphrey asserts that the proposed development, in the current plans, is not using Pajim Lane for its sewers. He said the sewers are proposed to come from the south. Humphrey said the Sanitary District is asking that sewers be deep enough to Pajim Lane for the possibility of a future project to connect Sloan Crossing sewer system to Pajim Lane. As it stands, no utilities are proposed to go through Pajim Lane. Mike Johnson, CWLP Water, said since nobody from Curran-Gardner Water District is on the call to answer the question, the residents should reach out to the Curran-Gardner Water District directly. Steve Walker said there needs to be a loop to the larger main on Bradfordton Road and they will know more at the preliminary plan stage. He said ultimately it will be determined by Curran-Gardner Water District. Humphrey said the water main cannot go through Pajim Lane, because there is no easement though the spite strip.

Seif, asked about the zoning of the property. She said she would prefer to only see single family homes as opposed to a mixture of single family homes and duplexes. She stated that duplexes would decrease the value of her home and the other homes along Pajim Lane. John Harris said that when the property is annexed, the property would come into the city zoned R-1. He said zoning relief to R-2 would be needed for the properties designated for duplexes. Seif asked what she can do to prevent duplexes from being built. She said she and other residents moved to the area when it was only single family dwellings. Harris said a zoning petition would be filed for relief and that residents opposed to rezoning would need to show up to the zoning meeting and voice their complaints. Seif asked about the impacts to the school district. Humphrey, who is also the president of the Pleasant Plains School Board, said the school district welcomes additional students. The district is not overloaded and is ready for the future.

John Kang said in order to mitigate the environmental impacts, the residents of Pajim Lane would like the developer to consider providing sanitary sewer connections to Pajim Lane as part of an equity exchange in response to the environmental impacts.

Steve Walker, Martin Engineering, said drainage issues will be addressed with the preliminary plan and construction phase. He said the development will provide detention on site

to not increase drainage off site. He said in regards to the trees, the developer will attempt to save as many trees as possible, because trees are an asset and can help sell lots. Walker said the developer is willing to extend sanitary sewer and water to Pajim Lane, but currently has no way of getting across the spite strip. He said if the sewer is extended through the spite strip, the sewer is available to extend at the cost of the residents.

Walker said the largest concern from the committee's comments pertains to Dan Crouse's point about the reconfiguration of the three cul-de-sacs. Walker asked for the reasoning for the request. T.J. Heavisides, the City Traffic Engineer, referred to the subdivision ordinance and the minimum and maximum block lengths. He said the current proposal does not meet the intention of the ordinance. Heavisides stated that the purpose of the subdivision ordinance states that the growth and development must conform with the Springfield Comprehensive Plan. He said the Comprehensive Plan directs future street layout to promote connectivity. The current layout does not take this into account and there are no terrain conditions that require dead-end streets. Heavisides mentions that there is no issue with the cul-de-sac at the far south end of the property as there are terrain and drainage limitations. The other three cul-de-sac streets are to increase the amount of lots and decrease street connectivity. Heavisides said that the development must comply with the intent of the ordinance and that the streets need to be reconfigured. Heavisides said increased cul-de-sac streets lead to higher maintenance. Walker said the developer could agree to extend the northern most cul-de-sac to the west property line for a future stub. He said that would resolve any connectivity or block length concerns. Walker said they will not agree to reconfigure the whole area. He said it is a mixture of single-family and duplex. Walker said that a new developer wants to develop something in Springfield and development has been slow. The developer is a home-builder, and hopes to break even on the lots and make a profit from selling homes. Walker said that a development on this property failed in 2017 and they looked at many configurations for this property. He said there is a need for duplexes, and that they must fit in with single-family homes. He said there are concerns that single-family will not sell across the street from a duplex, and it is difficult to sell behind a duplex. Any other lot configuration will create this conflict. Walker said RPC indicated in their comments that if a cul-de-sac is extended to the west, connectivity and block length issues will be resolved. Walker believes that for the development to be successful and sell lots, it must have cul-de-sacs and grid-pattern lots don't sell. He said buyers want to live on a cul-de-sac with limited traffic to keep their children safe and to prevent high speeds along a through street. He said everyone would rather live on a cul-de-sac. Walker said he does not believe that facilitating easier snow removal is a justification for blocking cul-de-sac development. The layout submitted for the Sloan Crossing development matches the entrance to Centennial Park Place and reiterates that the developer is willing to eliminate one of the cul-de-sacs. Walker said it is difficult to develop in this town and that a previous plan for this property failed due to preliminary lot sales. Walker asked for approval with the condition that the developer stubs an additional cul-de-sac to the west as is.

T.J. Heavisides said he understands the difficulty of development and states that if a street ran straight across the development there is little difference of having 8 cul-de-sacs versus 3 cul-de-sacs or 4 cul-de-sacs. Heavisides believes that designing cul-de-sacs for a desirability standpoint is not a valid reason to disregard the ordinance and Springfield Comprehensive Plan.

Walker said he does not believe there is anything in the code prohibiting cul-de-sacs and said that everyone on this call would rather live on a cul-de-sac than a through street. Walker said the lots have to be sold, and that requires a separation between the single family homes

from the duplexes. The developer has looked at a lot of layouts and the best way to sell lots is the current design. Walker said that Heavisides might be expanding the comprehensive plan to say it does not support cul-de-sacs. Heavisides agrees that the Springfield Comprehensive Plan allows cul-de-sacs, as Springfield has many cul-de-sacs, however, the Comprehensive Plan promotes connectivity and the subdivision ordinance is supposed to follow the Comprehensive Plan and block length. Stubbing streets as proposed does not meet the minimum block length. Walker said they would agree to extend the northern most cul-de-sac to satisfy the connectivity and block length issues. He said that the developer is ok with all the other subject to's, but doesn't agree to revise the whole plan for the snowplows three times a year.

John Kang said he understands that a development must be able to make a profit. He said that the previous development failed because the developer tried to sell lots for an unrealistic price, and it is important not to blame the planning process for a failure to understand market realities. He said it is important to discuss what an appropriate street layout is, and cautions Mr. Walker on assuming where other people would desire to live.

Valera Yazell, Office of Planning and Economic Development, asked Walker which cul-de-sac he proposed to extend to the west and stub. Walker said the northern most cul-de-sac closest to Old Salem Lane.

T.J. Heavisides made a motion to approve the Location & Sketch Map and Variances, subject to:

1. Showing area on the location map covering at least a one mile radius ;
2. Identify existing utilities on Pajim Lane;
3. Note – “No access shall be allowed to Pajim Lane”;
4. Identify the strip of land separating the development from Pajim Lane;
5. Call out and identify the Curran-Gardner water mains;
6. Identify the total number of dwelling units;
7. Correct suffix of Pajim Road to reflect Pajim Lane;
8. The east edge of the collector street shall be aligned with the east edge of Lola Bell to prevent left turn conflicts;
9. Reconfiguration of the three small cul-de-sac streets to the satisfaction of the City Traffic Engineer;
10. Evaluation of the horizontal curve geometry for the collector street connecting to Old Salem Lane;
11. Identify a connection to the planned multiuse path along future Bradfordton Road;
12. Identify proposed collector streets;
13. Label Old Salem Lane as an arterial street;
14. Clarify the existing and future conditions along Old Salem Lane, Bradfordton Road and Old Jacksonville Road;
15. Design of divided entrance to the satisfaction of the City Fire Department and the City Traffic Engineer.

Dan Crouse seconded the motion.

Zeibert asked if the subject to's include the redesign of the three small cul-de-sacs. Heavisides said the subject to's include the redesign of the three small cul-de-sacs. Walker stated that the developer does not agree to revise the cul-de-sacs. Gregg Humphrey asked

Walker if he would like to request to table this project at this time to work it out. Walker said they would not like to table. He said he doesn't think there is any working it out with public works.

The vote to approve was unanimous with Dean Graven abstaining from the vote.

Walker asked what the procedure is for submitting a plan with all the subject to's except for the change in the cul-de-sacs. Zeibert said if the cul-de-sacs are not reconfigured to the satisfaction of the City Traffic Engineer the Location and Sketch Map would proceed to the Regional Planning Commission with a recommendation for denial.

DRAFT

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

**FILE NO.**                    1989-08

**CENSUS TRACT #**        36.04

**NAME OF SUBDIVISION:**      Mill Creek Estates – Plat 3 – Lot 98 – Partial Plat of Easement Vacation

**JURISDICTION:**                City of Springfield

**DATE OF MEETING:**         September 3, 2020

**OWNER:**                         Barry & Judy McAnarney

**ENGINEER:**                    Greene & Bradford, Inc.

**DESCRIPTION:**                Pt. of the NE 1/4, Sec. 2, T15N, R6W – Located near the intersection of Old Ivy Drive and Old Mill Lane

.322    **Acres**    1    **Lots**

**MOTION TO RECOMMEND:**   Approval, Subject to

**BY:**                                 T.J. Heavisides

**2<sup>ND</sup> BY:**                         Brad Bixby

**VOTE:**                              Unanimous

Jay Jessen, Greene & Bradford, presented the partial plat of vacation. He said the owner would like to build a pool but the house configuration only allows a certain size pool. The owner is requesting to vacate 10' of the 20' platted easement. Jessen indicated that his survey crew didn't find any buried utilities in the easement but there is an overhead electric line.

Joe Zeibert, Regional Planning Commission, said the general land legal description with the township, section and range shall be provided on the plat. He said the legend needs to be clarified to include the easement area to be vacated. He said a sign off shall be provided from all utilities in the easement and the Homeowners Association will need to sign off on the vacation. He said the title block shall be corrected to reflect a Partial Plat of Vacation and not a Plat of Easement. Zeibert said a curve table must be created to reflect the curve on the plat.

Dan Crouse, City Engineer, said there needs to be a description of the area to be vacated with the point of beginning and point of commencement both labeled. He said there needs to be a subdivision description with the appropriate section, township, range, and principal meridian and if appropriate lot, block, and name of subdivision. He said the area to be surveyed shall be shown on the face of the plat to the nearest thousandth of an acre.

Brad Bixby, CWLP Electric, said the electric line is an Ameren line located on the east side of the fence. He said there is no problem with the line, but there is a code for swimming pools in relation to electric lines. He said there is a minimum of 10' horizontal distance from any

overhead line and the edge of a swimming pool. He said that includes a minimum of 25' distance from the surface of the water to the line. Bixby said if the distance is not maintained, it will result in a code violation.

T.J. Heavisides, City Traffic Engineer, said the township shall be changed from Curran to Capital. He said written approval from all utility companies and the Homeowners Association shall be provided.

Barry McAnarney, homeowner, said that he spoke with Josh Wokowski about the Ameren power line. McAnarney said that if the pool design is changed from 18' to 16', the pool would not be in violation of the code. Humphrey asked McAnarney if he would only vacate 4' of the easement. McAnarney said he would move the pool back 2'. Humphrey asked Jessen if the easement would be revised. Jessen said 4' of the easement would be vacated. Heavisides said that if the location of the pool is revised, the location of the easement shall be adjusted accordingly.

T.J. Heavisides made a motion to approve the Partial Plat of Vacation subject to:

1. Provide a general land legal description identifying the township, section and range;
2. Clarification of the legend to include easement area to be vacated;
3. Sign off from all utilities in the easement;
4. Sign off from Homeowner's Association;
5. Title block correction to reflect a Partial Plat of Vacation and not a Plat of Easement;
6. Provide a curve table on the plat;
7. Provide a description of the area to vacated with point of beginning and point of commencement labeled;
8. Provide subdivision description including principal meridian, lot, block and name of subdivision;
9. Area to be surveyed shown on the face of the plat to the nearest thousandth of an acre;
10. Correct township to Capital Township;
11. Revising the easement area to be vacated;

Brad Bixby seconded the motion and the vote to approve passed unanimously.

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

**FILE NO.**                    1972-17

**CENSUS TRACT #**        2.01

**NAME OF SUBDIVISION:**      Holliday Hills – 3<sup>rd</sup> Addition – Lot 56 – Partial Plat of Setback  
Vacation

**JURISDICTION:**                City of Springfield

**DATE OF MEETING:**         September 3, 2020

**OWNER:**                         Belinda Sue Morgan; Watana K. Parker

**ENGINEER:**                    Fuhrmann Engineering

**DESCRIPTION:**                Pt. of the SW 1/4 of Sec. 19, T16N, R5W – Located on the  
east side of Holliday Road and North of Amherst Drive

.0013   **Acres**    1   **Lots**

**MOTION TO RECOMMEND:**   Approve, Subject to

**BY:**                                 Gregg Humphrey

**2<sup>ND</sup> BY:**                         Ed Canny

**VOTE:**                              Unanimous

Joe Zeibert, Regional Planning Commission, said there is a typo in legal line 9, "if" should be changed to "of". He said the calls for #2 and #7 shall note the radius in the setback vacation. He said the legend shall include text identifying the setback area to be vacated. He said the flood zone shall be corrected to reflect flood zone X.

Gregg Humphrey made a motion to approve the partial plat of vacation subject to:

1. Correct line 9 typo;
2. Note the radius for calls #2 and #7;
3. Provide text in the legend identifying the setback area to be vacated;
4. Correct flood zone to reflect flood zone X.

Ed Canny seconded the motion and the vote to approve was unanimous.