

**MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
September 20, 2017**

1. CALL TO ORDER.

Chairman Val Yazell called the meeting to order at 9:31 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2017	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2018	FEBRUARY	MARCH	APRIL	MAY	JUNE
X	X	X									
	X	X									
X	X	X									
		X									
X	X	X									
X	X	X									
	X	X									
X		X									
	X	X									
	X	X									
X	X										
X	X										
X	X	X									
X	X	X									
X	X	X									
X		X									

COMMISSION MEMBERS

- Val Yazell, Chairman
- Larry Hamlin, Vice-Chairman
- Joe Gooden, Secretary
- Mayor Jim Langfelder – B. Drew
- Andy Van Meter – B. McFadden
- Alderman Joe McMenamin
- Alderman Andrew Proctor
- Greg Stumpf – J. Stone
- George Preckwinkle – C. Stratton
- Leslie Sgro – E. McKinley
- Frank Vala – R. Blickensderfer
- Brian Brewer – F. Squires
- Dick Ciotti – J. Jacobs
- Jeff Vose
- Kenneth Springs
- Greg Kruger
- Eric Hansen

Others

Staff

- | | |
|-----------------|-------------------|
| Molly Berns | Jordan Leaf |
| Ethan Hendricks | Mary Jane Niemann |
| Shannan Karrick | Jason Sass |
| Steve Keenan | Joe Zeibert |

3. **MINUTES OF MEETING.**

Chairman Yazell asked if there were any additions or corrections to the minutes of the August 16, 2017, Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board since the last Regional Planning Commission meeting. However, Chairman Yazell stated that the Executive Policy Board will meet immediately following the October 18 regular meeting for the purpose of reviewing the Commission's budget submission for the upcoming fiscal year.

Chairman Yazell reminded the Commission that the Executive Policy Board is made up of:

- the County Board Chair, or his designee,
- the Mayor, or his designee,
- the Regional Planning Commission's officers,
- the member at large, which is Commissioner Hansen, and
- the representative of special districts, which is Commissioner Ciotti, or his designee, which is Mr. Humphrey.

Chairman Yazell noted that it is particularly important that a quorum be present at that meeting, so she asked the involved Commissioners to put it on their calendars.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

Molly Berns, Assistant Director, gave the Report of the Executive Director in the absence of Norm Sims, who is taking a few weeks vacation.

- A. **Upcoming Executive Policy Board Meeting**– Berns asked Executive Policy Board members to let SSCRPC staff know as soon as possible if they are unable to attend the upcoming Executive Policy Board meeting.

7. **CORRESPONDENCE.**

There was no correspondence.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Land Subdivision Committee (LSC) – There were two projects, located within the City of Springfield's subdivision jurisdiction, to be reviewed and acted upon by the Planning Commission this month:

Kuhn Farm Addition - Minor Subdivision

Variance of Sec. 153.156(a) – Right-of-Way of Streets

Description: Pt. SE¼, NW¼, & NE¼, SW¼, Section 5, T15N, R6W – East of Farmingdale Road and south of Old Jacksonville Road

LSC Action: Recommend approval of a Variance of Sec. 153.156(a) – Right-of-Way of Streets, subject to removal of the existing fence on Lot 1 prior to approval of the final plat at a later date, dedication of 45’ of right-of-way for Lot 1, and dedication of 60’ of right-of-way for Lot 2.

Joe Zeibert stated that the owners wish to divide off the farmhouse and will proceed through the minor subdivision process since the exemption was previously used to divide the other piece years ago. A requirement of the subdivision process is the developer will be required to dedicate right-of-way. In this case, the house is located within the required 60’ of right-of-way. Therefore, the owner is requesting a variance to reduce the right-of-way from 60’ to 52.6’. The Land Subdivision Committee reviewed the variance request and determined that 45’ would be sufficient.

Corgan Minor Subdivision

Variance of Sec. 153.158(b)(2) – Lot Arrangement

Description: Lot 1A & Pt. Lot 1B of the Redivision of Lot 1 in Thornhill Subdivision, Plat 1 - Pt. SE ¼, Section 2, T15N, R6W – East of Archer Elevator Road, south of Greenbriar Road

LSC Action: Recommend approval of a Variance of Sec. 153.158(b)(2) – Lot Arrangement to allow a shared access easement to serve the development.

Zeibert stated that this development consists of approximately two acres and the owner would like to divide the property into two lots, each being zoned R-2, to allow duplex units on each lot. As this project proceeded through the minor subdivision process, it was determined that only one access point to Archer Elevator Road would be allowed. Therefore, the owner requested a variance to allow a shared access easement to serve both lots.

Commissioner Larry Hamlin moved to concur with the action of the Land Subdivision Committee to recommend approval of the Variance Requests. Commissioner Joe Gooden seconded the motion and the vote was unanimous.

For informational purposes, Zeibert then summarized a project reviewed by the Land Subdivision Committee at their September 7, 2017 meeting that does not require action by the Regional Planning Commission:

UCB Subdivision – Final Plat – Redivision of Lot 93, Ginger Creek Subdivision, Plat 3

Zeibert noted that this development has been through the location & sketch map and preliminary plan phases of the subdivision process. This final plat consists of two lots on 2 acres located off of Koke Mill Road, north of Ginger Creek Drive, and south of Iles Avenue. The Land Subdivision Committee recommended approval of the final plat.

Berns noted that Bonnie Drew, representing Mayor Langfelder and Brian McFadden, representing Sangamon County Board Chairman Andy Van Meter were now in attendance.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

There was no new business.

12. SPECIAL ANNOUNCEMENTS.

There were no special announcements.

13. ADJOURNMENT.

There being no further business, Commissioner Eric Hansen moved to adjourn, Commissioner Joe Gooden seconded the motion and the meeting adjourned at 9:39 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary