

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
May 17, 2017

1. CALL TO ORDER.

Chairman Eric Hansen called the meeting to order at 9:31 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2016	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2017	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	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	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	X	X	X	
X	X	X	X		X	X	X	X	X	X	
	X		X		X	X	X	X	X	X	

COMMISSION MEMBERS

Eric Hansen, Chairman
Val Yazell, Vice-Chairman
Larry Hamlin, Secretary
Mayor Jim Langfelder – K. Davis
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 – G. Humphrey
Jeff Vose
Kenneth Springs
Brad Mills
Bill Moss (July –Dec. 2016)
VACANT (Jan. 2017 -

Others

Staff

Molly Berns	Mary Jane Niemann
Peter Jordet	Emily Prather
Shannan Karrick	Norm Sims
Steve Keenan	Joe Zeibert
Jordan Leaf	

3. **MINUTES OF MEETING.**

Chairman Hansen asked if there were any additions or corrections to the minutes of the April 19, 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.

5. **REPORT OF OFFICERS.**

Chairman Hansen stated that since the Commission's program year runs from July through June as per the Bylaws, the Commission's June meeting will mark the required Annual Meeting. The terms of officers and members of the Executive Policy Board also run with this period, meaning that at the Annual Meeting, election of officers (a Chair, Vice Chair and Secretary) as well as the At-Large and Special Jurisdiction members of the Executive Policy Board for the next year will take place.

Article 3, Section 2 of the Bylaws calls for the Chairman to name a 3 member committee from the Executive Policy Board to nominate new Commission officers as well as the two members of the new Executive Policy Board. As has been past Commission practice, Chairman Hansen named County Board Chairman Van Meter and Mayor Langfelder -- or their identified representatives -- to join him on a nominating committee for the purpose of proposing a slate of officers and members of the Executive Policy Board for consideration.

Chairman Hansen reminded the Commission that the Commission's officers must be drawn from the 3 City appointed citizen members and 3 County appointed citizen members, and the Chairmanship must rotate between the City and County members. The Executive Policy Board is made up of the Commission's three officers, the County Board Chair and the Mayor of Springfield, a representative of a special jurisdiction represented on the Commission, and a member-at-large.

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

- A. **Large Scale Plan Review** – Norm Sims stated that the Regional Planning Commission will be seeing fewer items from the Land Subdivision Committee due in a large part to a change by the City Council made in the large scale review ordinance the previous evening. Under previous ordinance, if multiple buildings were being constructed on a single parcel of 5 acres or less, large scale review was required. Sims noted that multiple buildings or single buildings on a parcel above 5 acres would be subject to large scale review under the previous ordinance.

As part of the City Council action last night, structures on a parcel less than 12 acres would no longer be classified as a large scale. The developer could simply get a building permit. SSCRPC staff is working with the Office of Public Works on how to handle this change. For example, there is a large scale currently in the review process. There is also a question of how these would be done in the extraterritorial jurisdiction of the City of Springfield. While the City may have land subdivision authority in the extra-territorial jurisdiction, the City does not issue building permits in the extra-territorial jurisdiction, the County does. The current ordinance within the City, the staff of Public Works will handle that review, but is not clear as to who would handle those in the extra-territorial jurisdictions. Sims noted that Joe Zeibert asked how tract surveys would be affected, because basically under the Plat Act, parcels five acres or more could almost be carved off at will.

Joe Zeibert stated that through a tract survey, one may go ahead and create tracts of 5 acres or more as long as zoning is in place and it does not need City Council approval. For example, if there is a 20 acre development, one can do four 5 acre tracts and get building permits for each tract.

Sims said staff hopes to meet with Public Works staff to figure out answers to questions, although at this point, he did not know if Public Works would know what those answers would be.

Frank Squires asked if zoning still applies. Sims said zoning will still be the same. Sims noted that how these get treated in zoning he was not sure, because in many cases when they look at zoning, they will have a site plan and the site plan may or may not be relevant to a zoning case. It can be in cases where there may be a variance requested for certain attributes of the property or even potentially when a Conditional Permitted Use (CPU) is being requested on the property. Other than that, zoning would be in place. One of the positive outcomes is before a building permit, zoning would have to be in place. Under current interpretation of the ordinance, for example, the petition may have been submitted for zoning, but zoning would not have to be in place for land subdivision review. That has gone back and forth as to how that is to be interpreted by the City.

Commissioner Joe McMenamain commended Zeibert on the work he has done in the land subdivision effort. McMenamain said he has known Zeibert for six years and has found Zeibert and the Land Subdivision Committee's work to be outstanding. He said as alderman, he has asked Zeibert what issues arose when a project went through Land Subdivision Committee and what issues were left to be resolved and Zeibert had a letter that had gone out to the developer and copied him. McMenamain said that was very helpful to share with neighborhood groups as well as the development plans. McMenamain said he thought we had a methodical, effective process in Sangamon County and City of Springfield that has worked well and what he has heard from out of town and out-of-state developers is that when they come into our area, this is the process they expect to have -- a planning process and a building permit process. Now all of that will be condensed into the City's building permit process. He said we won't have all the participants from the different governmental bodies that are impacted by a project all sitting in the same room to discuss it. We are not going to be able to resolve issues of density, traffic flow, public works improvements in the committee fashion as we have done in the past. It will be more of a piecemeal process. He anticipates a lot of loose ends coming in at one time. McMenamain said he thinks it will set back Springfield and he complimented Zeibert on the effort he has made. McMenamain said he thought this change in the city code happened very quickly without the benefit of subject matter experts weighing in on the question and without the benefit of neighborhoods being able to voice some of their opinions. We will see how this works out, basically as Norm pointed out, the cases that now go before the Land Subdivision Committee, we will see an 80% reduction: 80% of all large scale developments are less than 12 acres. 12 acres is now going to be the cut off. He thinks the City Council provides a good checks and balances to make sure all the technical reviews were performed and now that checks and balances has been eliminated and it will be on the staffers. McMenamain wanted to compliment all those who have been involved in the past process and felt it will be uncharted waters going forward. He noted that the city building permits section processes 5,000 permits per year and now all this will be on their shoulders. He does not feel that the large scale projects will get the attention they deserve.

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 no projects to be reviewed and acted upon by the Planning Commission this month:

For informational purposes, Joe Zeibert then summarized six projects, all within the City's subdivision jurisdiction, that were reviewed by the Land Subdivision Committee at their May 4, 2017 meeting that do not require action by the Regional Planning Commission:

Kreston Place – 6th Addition – Final Plat

Zeibert stated this development is located off of Koke Mill Road, south of Old Jacksonville Road. It consists of 16 single-family residential lots. The LSC recommended approval of the final plat.

Storage Unit Development (4595 Camp Butler Road) – Large Scale Development Plan

Zeibert stated this development consists of 12.05 acres located off of Camp Butler Road and has an existing storage unit. The developer wishes to add 8 buildings. The LSC recommended approval of the large scale development plan.

U-Haul (Bruns Lane) – Large Scale Development Plan

Zeibert noted this development consists of 5.36 acres located off of Bruns Lane between Jefferson Street and Washington Street. An existing U-Haul facility is located there. The developer wishes to add storage units at the back of this development and utilize the existing access drive shared between U-Haul and Calvary. The LSC recommended approval of the large scale development plan.

Islamic Society of Greater Springfield – Large Scale Development Plan

Zeibert stated that this 6 acre development is located off of Mathers Road, north of the old Mathers Gun Club. There are existing structures on the property and the developer wishes to add other principal uses, which triggers the large scale. The LSC recommended approval of the large scale development plan.

Shiva Plaza – Large Scale Development Plan

Zeibert noted that this development is located off of 6th Street near the Habitat ReStore, south of Stanford Avenue. The developer wishes to add another structure (Dunkin Donuts). The large scale was triggered since the property already had two principal uses. All essential services are available to serve the site. The LSC recommended approval of the large scale development plan.

Prairie Land – City Minor Subdivision – Final Plat

Zeibert stated this development consists of 1.8 acres located west of South 9th Street, south of Ash Street. The developer wishes to divide an existing lot to create a new lot. The LSC recommended approval of the final plat.

Commissioner Brad Mills moved to approve the report of the 05/04/2017 Land Subdivision Committee meeting. Frank Squires seconded the motion and motion passed unanimously.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

Chairman Hansen had one item of new business to bring before the Commission. He noted that the SSCRPC's establishing ordinance and bylaws require that the Executive Director provide the Commission with an annual report. A date is not set for this report in ordinance or Bylaws, but Chairman Hansen directed Sims to provide this report to the Commission no later than its August meeting.

12. SPECIAL ANNOUNCEMENTS.

Sims noted that staff was asking people to curb their cars. Shannan Karrick stated that it was Curb Your Car week. The group commute was held this morning and a night ride will be held on May 20. Response has been good. Sims congratulated the SSCRPC staff who works on the Curb Your Car project.

Chairman Hansen reminded the Commissioners that it is important that all members attend next month's meeting as it is the Annual Meeting and election of officers will take place.

13. ADJOURNMENT.

There being no further business, Brad Mills moved to adjourn. The meeting adjourned at 9:49 AM.

Respectfully Submitted,

MJN
Mary Jane Niemann
Recording Secretary