

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
March 21, 2018

1. CALL TO ORDER.

Chairman Val Yazell called the meeting to order at 9:30 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2017	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2018	FEBRUARY	MARCH	APRIL	MAY	JUNE	COMMISSION MEMBERS
X	X	X	X	X	X	X		X				
	X	X	X									Larry Hamlin, Vice-Chairman
X	X	X	X	X	X	X	X	X				Joe Gooden, Secretary
		X	X	X	X		X	X				Mayor Jim Langfelder – <u>B. Drew</u>
X	X	X	X	X	X	X	X	X				Andy Van Meter – <u>B. McFadden</u>
X	X	X	X	X	X	X	X	X				Alderman Joe McMenamin
	X	X			X	X						Alderman Andrew Proctor
X		X		X	X	X						Greg Stumpf – J. Stone
	X	X	X	X	X	X	X	X				George Preckwinkle – <u>C. Stratton</u>
	X	X		X		X		X				Leslie Sgro – <u>E. McKinley</u>
X	X		X	X	X	X	X	X				Frank Vala – <u>R. Blickensderfer</u>
X	X		X	X	X	X	X	X				Brian Brewer – <u>S. Schoeffel</u>
X	X	X	X	X	X	X	X	X				Dick Ciotti – <u>G. Humphrey</u>
X	X	X	X		X	X	X	X				Jeff Vose
X	X	X	X	X	X	X						Kenneth Springs
X	X	X	X	X	X	X	X	X				Greg Kruger
X		X		X	X		X	X				Eric Hansen

Others

Trustin Harrison

Staff

Molly Berns

Ethan Hendricks

Steve Keenan

Mary Jane Niemann

Joe Zeibert

3. **MINUTES OF MEETING.**

Chairman Yazell asked if there were any additions or corrections to the minutes of the February 21, 2018 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 Yazell noted that interviews will be held next week for the Executive Director's position and she will be calling a meeting of the Executive Policy Board soon thereafter.

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

Acting Executive Director Molly Berns stated that in an effort to keep the meeting short and to the point, she had no report.

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) – Joe Zeibert presented three projects, all within the City of Springfield's subdivision jurisdiction, to be acted upon by the Commission from the March 8, 2018 Land Subdivision Committee meeting.

Mill Creek Estates, Phase II

Location & Sketch Map

Variance of Sec. 153.157(J) – Stub Street

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

Description: Pt. NW ¼ of the SW ¼, Section 1, T15N, R6W (Located on the north side of Greenbriar Road, east of West Road Drive and west of Strawberry Lane)

LSC Action: Recommend approval of a Variance of Sec. 153.157(J) – Stub Street – to allow the subdivision with no connection to the property to the north.; recommend approval of a Variance of Sec. 153.158(B)(2) – Lot Arrangement – to allow Lot 805 as a through lot with access restricted to Wilderness Trail, and recommend approval of the Location & Sketch Map.

Joe Zeibert noted that this development began in 1994 and there is one area yet to be completed. According to the previous Comprehensive Plan, the remaining area (Plat 8, being reviewed today) was to be shown as a park area. That is no longer the case in the new Comprehensive Plan, so the developer is now coming through to complete the development with 10-11 single-family lots. All essential services are

available to serve the site and all necessary road infrastructure is in place. Greenbriar Road is constructed and extends to the east. A cul-de-sac with a brow will be provided to serve three proposed lots off of Greenbriar Road. A variance for stub streets was requested. He stated that Rachel Lane is located north of this development which is nothing more than a gravel driveway that serves two lots to the north. The Land Subdivision Committee recommended approval of the variance to allow no connection to Rachel Lane due to the condition of Rachel Lane. Zeibert noted that when this area is developed, there are two existing stub streets from the east and west that will complete traffic flow within this area and connect the two neighborhoods. A variance was also requested for through lots. Since Rachel Lane ends, Lot 805 is considered a through lot. The variance was approved by the Land Subdivision Committee with a condition that access is prevented with some sort of 6' privacy fence.

Alderman Joe McMenamain asked who the developer for Mill Creek Estates, Phase II was. Zeibert said CER Property Management and that Coombe-Bloxdorf, now known as Fehr Graham, was the engineer. McMenamain asked the principal of the limited partnership. Zeibert said Art Seppi was the contact.

Mill Creek Estates, Phase II

Preliminary Plan

Description: Pt. NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 1, T15N, R6W (Located on the north side of Greenbriar Road, east of West Road Drive and west of Strawberry Lane)

LSC Action: Recommend approval of the Preliminary Plan.

Zeibert said the preliminary plan is the next phase in the development process. The preliminary plan addresses such items as utilities, drainage, etc. He noted that one of the lots will be classified as a detention area. Zeibert stated that within the City of Springfield's Subdivision Ordinance, there is a provision that allows developments to occur simultaneously - location & sketch map and preliminary plan can be reviewed at the same time. He noted that any time the location & sketch map is denied, all other approvals are also denied going forward. The preliminary plan will not officially be approved until the location & sketch map is approved by City Council.

The Countryside

Preliminary Plan

Description: Pt. N $\frac{1}{2}$, Section 6, T15N, R6W (Located on the north side of Tuxhorn Road and west of Wildrose Lane)

LSC Action: Recommend approval of the Preliminary Plan.

Zeibert stated that this is a 14 acre development located off of Tuxhorn Road and Route 29 with five single-family lots. All essential services are available to serve the site. This development will be served by sanitary sewers and water is available along Tuxhorn Road.

Gregg Humphrey moved to concur with the action of the Land Subdivision Committee on the above listed projects. Secretary Joe Gooden seconded the motion and the vote was unanimous.

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.**

Chairman Yazell noted that the next Regional Planning Commission meeting will be held on April 18, 2018.

There being no further business, Commissioner Eric Hansen moved to adjourn. Secretary Joe Gooden seconded the motion and the meeting adjourned at 9:38 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary