

**Springfield-Sangamon County Regional Planning Commission
January 16, 2019**

1. CALL TO ORDER.

Vice-Chairman Joe Gooden called the meeting to order at 9:32 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2018	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2019	FEBRUARY	MARCH	APRIL	MAY	JUNE	COMMISSION MEMBERS
X	X	X	X		X							
X	X	X	X	X	X	X						Joe Gooden, Vice-Chairman
X	X	X	X	X		X						Kenneth Springs, Secretary
X		X	X	X	X	X						Mayor Jim Langfelder – <u>B. Drew</u>
X	X	X	X	X	X	X						Andy Van Meter – <u>B. McFadden</u>
X	X	X	X	X	X	X						Alderman Joe McMenamin
		X	X	X	X	X						Alderman Andrew Proctor
				X								Greg Stumpf
X			X	X	X	X						George Preckwinkle – <u>C. Stratton</u>
		X	X	X	X							Leslie Sgro
X	X	X	X	X	X	X						Frank Vala – <u>R. Blickensderfer</u>
	X	X	X	X	X	X						Brian Brewer – <u>F. Squires</u>
X	X	X	X	X	X	X						Dick Ciotti – <u>G. Humphrey</u>
	X		X	X	X	X						Jeff Vose – <u>L. Wind</u>
X	X	X	X	X	X	X						Greg Kruger
		X	X		X							Eric Hansen
X	X	X	X	X	X	X						Val Yazell

Others

Cole Gay
Robert Giacomini
Trustin Harrison
T.J. Heavisides
Roger Kanerva
Steve Walker

Staff

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

3. MINUTES OF MEETING.

Vice-Chairman Gooden asked if there were any additions or corrections to the minutes of the December 19, 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 Board.

5. REPORT OF OFFICERS.

There was no report of officers.

6. REPORT OF THE EXECUTIVE DIRECTOR.

- A. CFY2017 SSCRPC Annual Audit** – Molly Berns reported that the SSCRPC’s annual audit for the year ending 11/30/2017 has been completed by Hughes, Cameron & Company. Copies of the audit report were available at the meeting. (See attached). The delay in receiving the audit report was due to questions posed by Sangamon County’s new outside auditing firm, cash versus accrual method of accounting, how to handle IMRF pensions regarding new federal regulations, and the death last month of Rob Cameron, our main contact and partner in the firm, Hughes, Cameron & Company. Berns noted the audit revealed no material findings.

7. CORRESPONDENCE.

Berns stated an email regarding Cobblestone Estates from Cole Gay, President of the Cobblestone Homeowners Association will be read into the record during the Land Subdivision Committee report.

8. PUBLIC HEARING.

There was no one who wished to address the Commission.

9. COMMITTEE REPORTS.

Land Subdivision Committee (LSC) – There was one project to be acted upon by the Regional Planning Commission this month:

Cobblestone Estates
Revised Preliminary Plan
Variance of Sec. 153.157(L) – Restriction of Access
Variance of Sec. 153.158(C) – Block Length
Variance of Sec. 153.158(B)(2) – Lot Arrangement
Description: Part of the SE ¼, Section 11, T15N, R6W (Located east of Meadowbrook Road between Lear Drive and Yucan Drive)

Joe Zeibert stated that the first plan received for this development was in 1993 and most of the area is already developed and platted. This development is located north of Wabash Avenue with Meadowbrook Road running down the center. The area depicted in the revised preliminary plan is located east of Meadowbrook Road over to Mercantile Drive, north of Elite Autobody, behind Green Dodge. The

developer would like to do a cul-de-sac instead of extending Westgate Drive all the way through to Meadowbrook Road as shown on the current approved plan. The developer intends to develop the lots along the proposed cul-de-sac as duplex. It is currently zoned S-2. By doing a cul-de-sac, three lots are being created that will have one access point onto Meadowbrook Road. Three variances are requested: (1) a variance to allow direct access onto an arterial street for Lot 14; (2) a variance for lot arrangement as Lots 13, 14, and 15 will require a shared access easement; and (3) a variance of block length. If Westgate Drive was extended through, the block length would be met. Block length is measured at the greatest distance of the enclosed block. 1,200' is the maximum allowed by the City of Springfield Land Subdivision Ordinance. Zeibert noted that the SSCRPC staff recommended denial of the revised preliminary plan and variances at the 01/03/2019 Land Subdivision Committee meeting. The staff denial was based on the intent of the ordinance to provide a safe and efficient street network. By not extending Westgate Drive, the neighborhood would be disconnected and would have an effect on emergency response in the area. The Land Subdivision Committee also recommended denial of the revised preliminary plan and variances by an 11 to 2 vote. Zeibert noted that documentation provided by the developer and engineer regarding the requested variances was available by the sign-in sheet. (See attached).

Vice-Chairman Gooden asked if the developer or the property owner would be responsible for providing a paved right-of-way for the three lots with the shared access easement. Zeibert said there is already something constructed there as can be seen on the aerial. The portion that goes north and south would be a private access built by the developer.

Commissioner Joe McMenamin asked Zeibert to explain the rationale behind the staff denials and the harm or negative impacts as a result of the proposed plan. Zeibert said Westgate Drive would extend from Happy Landing Drive to Archer Elevator Road. By not connecting Westgate Drive, it would disconnect part of the neighborhood from getting to the neighborhood commercial area. If twelve duplex lots were added, the average daily trips for a single family residence is ten trips per day, the duplexes would generate 240 trips per day. With a cul-de-sac, traffic would be funneled to Mercantile Drive instead of Meadowbrook Road, the arterial. Cul-de-sacs create dead ends and affect emergency response.

Commissioner McMenamin asked if Westgate Drive was intended to be a connector road. Zeibert said Westgate Drive has been shown to be connected since the 1993 plan. Zeibert said the current approved preliminary plan shows Westgate Drive going through and the developer now wishes to alter that.

Brian McFadden asked if the homeowners association and the developer were in agreement on how to proceed. Zeibert said that was correct. Berns then read the email correspondence from the Cobblestone Homeowners Association regarding Cobblestone Estates – Revised Preliminary Plan and Variances into the record. (See attached). McFadden asked if the primary technical objection is the extension of Westgate Drive versus the cul-de-sac and that there was no way to work that out -- Westgate Drive either goes through or it does not. Zeibert said yes. Commissioner Val Yazell asked if there were any other options discussed. Zeibert said that none were discussed and he was not sure what else could be done. Commissioner McMenamin asked if there was any portion of the variance and zoning request that could be approved while still allowing Westgate Drive to go through. Zeibert said if Westgate Drive is not extended, all three variances are triggered. If Westgate Drive is extended, it would operate under the current approved plan and no action would be needed.

Commissioner McMenamin said he did not understand the comment from Cole Gay, President of the Cobblestone Homeowners Association, via the email read into the record, that they think "Cobblestone still has more than enough lots available for commercial development". Zeibert said currently it is zoned S-2, which is commercial. He believes the developer would like to go to S-2 with a Conditional Permitted Use (CPU) for first floor residence. Steve Walker, Martin Engineering, stated that the current plan shows

those lots on the cul-de-sac as S-2. Walker said if changes to the preliminary plan are successful, those lots will be down zoned from S-2 to R-2, which only allows duplexes. He said there are many lots west of this area along Westgate Drive all the way to Archer Elevator Road that have been in existence for years and have not yet been developed. Walker said his client does not believe that S-2 lots are feasible here, but he also does not believe that duplex lots can be developed here without the cul-de-sac. Zeibert reminded the Commission that this is not the zoning process, but the subdivision process. Action today involves the street network and subdivision requirements. He noted that the zoning will be dealt with in a separate process.

McFadden asked Walker why the cul-de-sac was necessary for duplex lots. Walker noted that Robert Giacomini, the developer was also in attendance. Walker said the developer believes that the change with the cul-de-sac and the down zoning of those lots into duplexes makes those lots valuable and able to be sold. There has not been any movement in the subdivision for some time and they want to be able to sell lots. There is already an inventory of S-2 lots. Walker said there is a commercial area to the south. The developer has met with the homeowners association and they agreed to have that area in a cul-de-sac similar to the ones in the area which have been successfully developed. McFadden asked if single-family homes were located to the north. Walker said those were duplexes. McFadden asked if commercial was located to the south. Walker said that was correct. Walker said there was a natural barrier between the residential and commercial area to the south.

Vice-Chairman Gooden asked if it was correct that the developer gains one lot and the city loses its proposed traffic plan. Walker said he is not sure how many lots would be gained. Walker said there were probably more duplex lots than S-2 lots because S-2 lots are generally larger. Walker reiterated there are many S-2 lots west of this area that have been there for years and not yet sold.

Walker said the developer will not build the road with S-2 lots as it is not feasible. The developer has an inventory of S-2 lots. Walker said the developer hopes to rezone them to R-2 and develop them as duplexes. McFadden asked if the three western lots would be commercial. Walker said those lots will remain S-2, so that there is no residential that close to commercial directly south of there and on Meadowbrook Road which is an arterial. There are no new entrances being added to Meadowbrook Road. There is already an entrance there. They will share the stub that is already there. A variance was requested for an entrance to Meadowbrook Road.

Commissioner McMenamain asked if it was correct that the area could be zoned R-2 and have the road go through. Walker said it was possible, but noted that he was not sure his client thinks he would be able to market those lots as duplexes with the road going through. Commissioner McMenamain noted there was a record snowfall last weekend and one of the reasons crews are delayed being able to service all residential customers is due to accumulation in cul-de-sacs which take double/triple the time to remove. He said that also related to emergency service response and stated it is helpful to have access. He stated he hoped there were other ways to accommodate some of the developer's goals without turning that through street into a cul-de-sac.

Commissioner Yazell asked for a brief explanation of this development regarding the zoning process and land subdivision process. She also asked if there was any way a recommendation from the Regional Planning Commission could be delayed. She stated that she was not comfortable voting on the plan at this time. Berns said zoning addresses specifically the use of the property and whether or not the use is appropriate. There are a number of things that the Planning & Zoning Commission would look at in terms of rezoning the property once the request is made. One thing would be the trend of development in the area. Berns noted that it is mixed. There is a break with the duplexes above it, but there is also Westgate Drive as an east/west break between some of the residential, more of the intense residential and the commercial. Berns said land subdivision deals primarily with the road access, emergency response, road

infrastructure and utility infrastructure, etc. and explores whether or not those things are in place or can be put in place with variances to make the development be a safe place to develop and not draw down on city resources too much. Zeibert said approval or disapproval shall be decided no later than the second month after receiving all information required with the preliminary plan. Berns said action could be delayed until next month.

Commissioner Val Yazell moved to delay action on Cobblestone Estates - Revised Preliminary Plan, Variance of Sec. 153.157(L) – Restriction of Access, Variance of Sec. 153.158(C) – Block Length and Variance of Sec. 153.158(B)(2) – Lot Arrangement until the February 20, 2019 meeting of the Regional Planning Commission. Commissioner Joe McMenemy seconded the motion and the motion passed unanimously via a roll call vote.

For informational purposes, Zeibert then summarized other projects reviewed by the Land Subdivision Committee at their January 3, 2019 meeting that do not require action by the Regional Planning Commission:

Franklin – County Minor Subdivision – Final Plat

Zeibert noted that this three acre tract located in Salisbury is requested to be divided into two lots. There is a buildable area that is set on the plat due to fire suppression requirements. Any building must be located within that area. The Land Subdivision Committee recommended approval of the final plat.

Dixie – County Minor Subdivision – Partial Plat of Vacation

Zeibert stated that this property is located in the northern part of Sangamon County near Cantrall. Two lots were previously platted with the septic field in the middle near the division, so therefore it could not be built on. In order to rectify that, the septic area needed to be vacated. The Land Subdivision Committee recommended approval of the partial plat of vacation.

Bell’s – County Minor Subdivision – Final Plat

Zeibert noted this was similar to Dixie – County Minor Subdivision regarding the septic field. The property is being requested to be divided to create an additional lot. The Land Subdivision Committee recommended approval of the final plat.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

There was no new business.

12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.

There were no special announcements and presentations.

13. ADJOURNMENT.

Vice-Chairman Gooden noted that the next Regional Planning Commission meeting will be held on February 20, 2019.

There being no further business, Commissioner Val Yazell moved to adjourn. Commissioner Greg Krueger seconded the motion and the meeting adjourned at 9:55 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary

November 16, 2018

Springfield-Sangamon County Regional Planning Commission
200 South 9th Street
Room 212
Springfield, Illinois

Dear Members of the Commission:

We have audited the financial statements of Springfield-Sangamon County Regional Planning Commission as of and for the year ended November 30, 2017, and have issued our report thereon dated November 16, 2018. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated December 27, 2017, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of Springfield-Sangamon County Regional Planning Commission solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by Springfield-Sangamon County Regional Planning Commission is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during fiscal year 2017. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting Springfield-Sangamon County Regional Planning Commission's financial statements relate to revenue recognition.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no uncorrected financial statement misstatements whose effects in the current and prior periods, as determined by management, are immaterial, both individually and in the aggregate, to the financial statements taken as a whole and each applicable opinion unit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. An adjustment to capitalize equipment expenditures and record current year depreciation was the only adjustment proposed to and recorded by management during the course of the audit.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Springfield-Sangamon County Regional Planning Commission's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated November 16, 2018.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

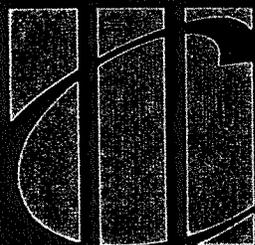
In the normal course of our professional association with Springfield-Sangamon County Regional Planning Commission, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Springfield-Sangamon County Regional Planning Commission's auditors.

This report is intended solely for the information and use of the members of the Springfield-Sangamon County Regional Planning Commission, and is not intended to be and should not be used by anyone other than these specified parties.

Hughes, Cameron + Company, LLC

Hughes, Cameron & Company, LLC

**Springfield-Sangamon County
Regional Planning Commission**
Financial Statements
November 30, 2017 and 2016



HUGHES,
CAMERON
& COMPANY_{LLC}
Your Partner In Financial Success

Springfield-Sangamon County Regional Planning Commission
Audited Financial Statements
November 30, 2017 and 2016

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Independent Auditor's Report

November 16, 2018

Springfield-Sangamon County Regional Planning Commission
200 South 9th Street
Room 212
Springfield, Illinois

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of Springfield-Sangamon County Regional Planning Commission (the Commission), a component unit of the County of Sangamon, as of and for the year ended November 30, 2017 and 2016, and the related notes to the financial statements, which collectively comprise Springfield-Sangamon County Regional Planning Commission's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Springfield-Sangamon County Regional Planning Commission's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis for Qualified Opinion on Financial Statements, Footnote Disclosures, and Required Supplementary Information

Governmental Accounting Standards Board *Pronouncement Number 67* (GASB 67) requires additional disclosures and required supplementary information that is not available. The amount by which this departure would affect the footnote disclosures and Required Supplementary Information has not been determined.

Management has not adopted Governmental Accounting Standards Board *Pronouncement Number 68* (GASB 68), Accounting and Financial Reporting for the Illinois Municipal Retirement Fund (IMRF). GASB 68 requires the liability of employers and non-employers contributing entities to employees for defined benefit pensions (net pension liability) to be measured as the portion of the present value of projected benefit payments to be provided through the pension plan to current active and inactive employees that is attributable to those employee's past periods of service (total pension liability), less the amount of the pension plan's fiduciary net position. The amount by which this departure would affect the liabilities, net assets, and expenditures of the government-wide activities is not readably determinable.

Qualified Opinions

In our opinion, except for the effects of the omissions described in the preceding paragraph, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, of the Commission, as of November 30, 2017 and 2016, and the respective changes in financial position and, where applicable, cash flows thereof, for the year end in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on pages 13 and 14 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted its discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statement is not affected by this missing information.

Hughes, Cameron + Company, LLC

Hughes, Cameron & Company

Springfield-Sangamon County Regional Planning Commission
Statement of Net Position - Proprietary Fund
November 30, 2017 and 2016

	Planning Assistance Fund	
	2017	2016
<i>Assets</i>		
<i>Current Assets</i>		
Cash	\$ 269,060	\$ 238,078
Accounts receivable	123,651	131,116
<i>Total Current Assets</i>	392,711	369,194
<i>Noncurrent Assets</i>		
Property and equipment	14,255	7,495
Accumulated depreciation	(6,960)	(5,889)
<i>Total Noncurrent Assets</i>	7,295	1,606
<i>Total Assets</i>	\$ 400,006	\$ 370,800
<i>Liabilities</i>		
<i>Current Liabilities</i>		
Accounts payable	\$ 22,181	\$ -
Due to the Sangamon County General Fund	1,473	1,473
Accrued compensation	176,548	151,320
<i>Total Current Liabilities</i>	200,202	152,793
<i>Net Position</i>		
Unrestricted (as restated)	192,509	216,401
Net Invested in Capital Assets	7,295	1,606
<i>Total Net Position (as restated)</i>	199,804	218,007
<i>Total Liabilities and Net Position</i>	\$ 400,006	\$ 370,800

The accompanying notes are an integral part of these financial statements.

Springfield-Sangamon County Regional Planning Commission
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds
For the Years Ended November 30, 2017 and 2016

	Planning Assistance Fund	
	<u>2017</u>	<u>2016</u>
Operating Revenues		
Contract Revenues		
General planning - City of Springfield	\$ 189,267	\$ 157,970
General planning - Sangamon County	442,787	376,270
Transportation study	393,249	359,720
Mass transit study	98,089	91,508
Marketing materials - Springfield Mass Transit District	11,805	25,928
Regional Comprehensive Planning	57,388	-
Springfield Comprehensive Plan Update	5,291	74,709
Other projects	1,500	5,589
Other Revenues	129	150
Total operating revenues	1,199,505	1,091,844
Operating Expenses		
Salaries and wages	680,001	640,483
Fringe benefits	291,616	277,756
Materials and supplies	4,139	6,164
Printing	159	1,995
Boards and committees	4,750	5,750
Meetings and dues	3,219	2,763
Travel	1,140	625
Equipment maintenance	4,154	4,820
Equipment rental	494	456
Publications	3,697	4,190
Postage	3,850	2,141
Contractual services	81,208	42,651
Allocated administrative costs	134,672	117,467
Equipment purchases	3,816	3,359
Bad debts	-	-
Depreciation	1,071	1,071
Total operating expenses	1,217,986	1,111,691
Total operating income	(18,481)	(19,847)
Nonoperating Revenues		
Interest earned	278	41
Total nonoperating revenues	278	41
Change in net position	(18,203)	(19,806)
Total beginning net position (as restated)	218,007	237,813
Total ending net position (as restated)	\$ 199,804	\$ 218,007

The accompanying notes are an integral part of these financial statements.

Springfield-Sangamon County Regional Planning Commission

Statement of Cash Flows - Proprietary Funds For the Years Ended November 30, 2017 and 2016

	Planning Assistance Fund	
	<u>2017</u>	<u>2016</u>
Cash Flows from Operating Activities		
Cash received for contractual services	\$ 1,206,971	\$ 1,197,737
Payments to employees	(951,139)	(933,101)
Payments to suppliers	<u>(225,128)</u>	<u>(186,632)</u>
Net cash provided (used) by operating activities	30,704	78,004
Cash Flows from Investing Activities		
Interest earned from County	<u>278</u>	<u>41</u>
Net cash provided (used) by investing activities	278	41
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>238,078</u>	<u>160,033</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 269,060</u>	<u>\$ 238,078</u>
Reconciliation of Operating Income to Cash Provided by Operating Activities		
Operating income (loss)	\$ (18,481)	\$ (19,847)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Depreciation	1,071	1,071
Changes in assets and liabilities:		
Purchase of Equipment	(6,760)	
Accounts receivable	7,465	105,892
Accounts payable	22,181	-
Accrued compensation	<u>25,228</u>	<u>(9,112)</u>
	<u>\$ 30,704</u>	<u>\$ 78,004</u>

The accompanying notes are an integral part of these financial statements.

Springfield-Sangamon County Regional Planning Commission

Notes to the Financial Statements

November 30, 2017 and 2016

Note 1 – Summary of Significant Accounting Policies

General Information and Functions

The Springfield-Sangamon County Regional Planning Commission was established by the Sangamon County Board to serve as the joint planning body for the City of Springfield (City) and Sangamon County (County). In performing this service, the Commission may make recommendations concerning land use, circulation, future location of planned major streets in unsubdivided land, general location of public works, urban renewal, storm or floodwater runoff channels and basins, and other such problems of development as are relevant to regional planning. The Planning Commission also advises and consults other units of government as to the relationship of any plans, projects, or proposals adopted or under consideration for adoption with other plans, projects, or proposals in the regional planning area. In order to accomplish these objectives, the Planning Commission has the authority, with the concurrence of the Sangamon County Board, to contract with any unit of government so desiring, to provide specialized planning services with appropriate reimbursement and, to accept, receive, and expend funds, grants, and services received from any Federal, state or local department or agency. The Springfield-Sangamon County Regional Planning Commission also serves as the Metropolitan Planning Organization (MPO) for transportation planning for the Springfield area.

The Planning Commission is governed by a 17 member board consisting of representatives from the Springfield City Council, the Sangamon County Board, special units of government, and 6 appointed citizens from the City and County.

Financial Reporting Entity

Generally accepted accounting principles define the financial reporting entity to consist of both the primary government and its component units, which are legally separate organizations for which the elected officials of the primary government are financially accountable. Financial accountability is defined as:

1. Appointment of a voting majority of the component unit's board and either (a) the primary government's ability to impose its will, or (b) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the primary government; or
2. Financial dependency on the primary governments.

Based upon the required criteria, the Commission has no component units. However, the Commission is a component unit of Sangamon County.

Budget and Budgetary Accounting

The Planning Commission is primarily funded through the execution of contracts with various state and local agencies which provide for the provision of planning services. These contracts normally cover services to be provided over a twelve-month period; however, they can be executed for periods which are shorter or longer than twelve months. In addition, the contract periods may or may not coincide with the Commission's fiscal year.

Springfield-Sangamon County Regional Planning Commission

Notes to the Financial Statements

November 30, 2017 and 2016

Note 1 – Summary of Significant Accounting Policies - (continued)

Budget and Budgetary Accounting – (continued)

In preparing the annual budget, the Commission anticipates that appropriations will lapse at the end of the fiscal year. In addition, because of the Planning Commission's dependency on state and local budgetary decisions, revenue estimates are based upon the best available information as to the potential sources of funding. However, the resultant annual budget is subject to constant change within the fiscal year due to:

- Increases or decreases in the actual contract amounts from those estimated;
- Changes in contract periods;
- Unanticipated contracts not included in the budget; and
- Expected contracts which fail to materialize.

In addition, although the Commission formally approves and monitors the budget, greater emphasis is placed on complying with the contract amounts, terms, and conditions on a contract by contract basis. These terms and conditions usually specify the period during which costs may be incurred and outline budget restrictions or allowances.

Measurement Focus and Basis of Accounting and Financial Statement Presentation

The term measurement focus is used to denote what is being measured and reported in Springfield-Sangamon County Regional Planning Commission's operating statement. The accounting and financial statement presentation of all components of the Commission is that of a proprietary fund. The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows of enterprise funds and internal service funds. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The Commission has no internal service funds. The following is a description of the proprietary fund of the Commission:

- **PLANNING ASSISTANCE FUND** - The Planning Assistance Fund is used to account for all resources obtained and used for those services traditionally provided by the Planning Commission other than those activities required to be accounted for in other funds or account groups.

Proprietary fund revenues are split into two categories. Operating revenues, such as charges for services, resulting from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as subsidies and investment earnings, result from nonexchange transactions or ancillary activities.

The term basis of accounting is used to determine when a transaction or event is recognized on the Commission's operating statement. The uses the full accrual basis of accounting. Under this basis, revenues are recorded when earned and expenses are recorded when incurred, even though actual payment or receipt may not occur until after the period ends.

Springfield-Sangamon County Regional Planning Commission

Notes to the Financial Statements

November 30, 2017 and 2016

Note 1 – Summary of Significant Accounting Policies - (continued)

Measurement Focus and Basis of Accounting and Financial Statement Presentation – (continued)

The Commission has adopted the provisions of Governmental Accounting Standards Board Statement No. 34 “Basic Financial Statements for State and Local Governments.” Statement 34 established standards for external financial reporting for all state and local governmental entities which includes a statement of net position, a statement of activities and changes in net position, and a statement of cash flows. It requires the classification of net position into three components: net invested in capital assets; restricted; and unrestricted. These classifications are defined as follows:

- Net Invested in capital assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of net invested in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.
- Restricted – This component of net position consists of constraints placed on net asset use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. The Commission presently has no restricted net position.
- Unrestricted net position – This component of net position consists of net position that do not meet the definition of “restricted” or “net invested in capital assets.”

It is the Commission’s policy to first use restricted net position prior to the use of unrestricted net position when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

Preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Commission considers all cash and all highly-liquid investments with a maturity of three months or less to be cash equivalents. These funds are held by the County Treasurer.

Capital Assets

Property and equipment over \$5,000, which consists of office furniture and equipment purchased by the Planning Commission, are capitalized at historical cost. Capital assets are depreciated using the straight-line method over estimated useful lives ranging from 6 to 10 years. Depreciation of property and equipment used by the Commission is charged as an expense against the Commission’s Planning Assistance Fund.

Springfield-Sangamon County Regional Planning Commission

Notes to the Financial Statements

November 30, 2017 and 2016

Note 1 – Summary of Significant Accounting Policies - (continued)

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported revenues and expenses during the reporting period. Actual results could differ from those estimates.

Compensated Absences

Accumulated unpaid vacation and sick pay amounts are accrued when benefits vest to employees and the unpaid liability is reflected as accrued compensation.

Subsequent Events

The Commission has adopted the requirements of Accounting Standards Codification (ASC) 855-10 *Subsequent Events*. In accordance with ASC 855-10, the Commission reviewed events for inclusion in the financial statements through November 16, 2018, the date that the financial statements were available to be issued. The adoption of ASC 855-10 did not impact the Commission's financial statements for the current year.

Reclassifications

Certain reclassifications were made to prior year amounts to correspond with the current year's presentation.

Note 2 – Accounts Receivable

In order to match revenue and expenditures more closely, salaries and other costs relating to contracts in progress have been recorded as unbilled work in process and included in accounts receivable.

Note 3 – Rental of Building and Equipment

On November 10, 1998, the Planning Commission updated an agreement with Sangamon County to sub-lease 3,660 square feet of the Sangamon County Courthouse for their use. Under the terms of the lease, which expired in December 2002, the Planning Commission was required to make monthly rental payments of \$3,800 and payment of utilities (including the costs of telephone usage and photocopying) was the responsibility of Sangamon County. The Commission is now charged for both building use as well as other costs as part of the County's cost allocation plan. (See Note 6)

Springfield-Sangamon County Regional Planning Commission

Notes to the Financial Statements

November 30, 2017 and 2016

Note 4 – Capital Assets

Capital asset activity for the year ended November 30, 2017 was as follows:

	<u>Balance</u>		<u>12/1/16</u>	<u>Additions</u>		<u>Deletions</u>		<u>Balance</u>
								<u>11/30/17</u>
<u>Business-type activities:</u>								
Capital assets being depreciated								
Furniture and equipment	\$	7,495	\$	6,760	\$	-	\$	14,255
Accumulated depreciation:								
Furniture and equipment		<u>5,889</u>		<u>1,071</u>		<u>-</u>		<u>6,960</u>
Business-type activities, Net of depreciation								
	\$	<u>1,606</u>	\$	<u>5,689</u>	\$	<u>-</u>	\$	<u>7,295</u>

Note 5 – Risk Management

The Commission is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Commission is covered by insurance carried by Sangamon County. There have been no losses incurred during each of the past three years.

Note 6 – County Support Activities

Sangamon County provides support to the Commission by processing the Commission’s payroll taxes and retirement plan contributions and by providing insurance, legal defense and other administrative costs. The amount paid for this support, along with the building and equipment rental costs noted above, has been included as allocated administrative costs expense on the financial statements.

Note 7 – Line Items in Excess of Budget

During the year ended November 30, 2017, the Commission’s revenues and expenses exceeded various budget amounts, as indicated in the required supplemental information included in this report.

Note 8 – Prior Period Adjustment

It has been determined that monies received that were previously recorded as deferred are no longer subject to cost reimbursement reporting requirements, and unspent funds are no longer required to be remitted to the grantor agency.

Springfield-Sangamon County Regional Planning Commission

Budgetary Comparison Schedule

For the Year Ended November 30, 2017

(Unaudited)

	Actual Amounts GAAP Basis	Budget to GAAP Differences Over/(Under)	Actual Amounts Budgetary Basis	Budgeted Amounts		Variance Favorable (Unfavorable)
				Original	Final	
Revenues						
<i>Contract Revenues</i>						
General planning - City of Springfield	\$ 189,267	\$ -	\$ 189,267	\$ 186,237	\$ 186,237	\$ 3,030
General planning - Sangamon County	442,787	-	442,787	382,956	442,787	-
Transportation study	393,249	(28,055)	365,194	404,529	404,529	(39,335)
Mass transit study	98,089	(5,208)	92,881	101,252	101,252	(8,371)
Marketing materials	11,805	800	12,605	35,000	35,000	(22,395)
Regional comprehensive planning grant	57,388	(13,802)	43,586	125,305	125,305	(81,719)
Springfield comprehensive plan update	5,291	9,709	15,000	15,000	15,000	-
Hazard mitigation plan	-	46,211	46,211	-	-	46,211
Other projects	1,500	-	1,500	60,856	60,856	(59,356)
<i>Other Revenues</i>						
Other	407	-	407	59,831	-	407
Total Revenues	<u>1,199,783</u>	<u>9,655</u>	<u>1,209,438</u>	<u>1,370,966</u>	<u>1,370,966</u>	<u>(161,528)</u>
Expenditures						
Salaries and wages	680,001	23,182	703,183	840,688	840,688	137,505
Fringe benefits	291,616	(12,744)	278,872	291,642	291,642	12,770
Materials and supplies	4,139	(23)	4,116	8,000	8,000	3,884
Printing	159	-	159	2,750	2,750	2,591
Boards and committees	4,750	-	4,750	8,156	8,156	3,406
Meetings and dues	3,219	-	3,219	2,500	2,500	(719)
Travel	1,140	-	1,140	2,000	2,000	860
Equipment maintenance	4,154	-	4,154	5,800	5,800	1,646
Equipment rental	494	(38)	456	500	500	44
Publications	3,697	-	3,697	4,500	4,500	803
Postage	3,850	-	3,850	3,000	3,000	(850)
Contractual services	81,208	(22,120)	59,088	69,446	69,446	10,358
Allocated administrative costs	134,672	-	134,672	117,284	117,284	(17,388)
Equipment purchases	3,816	8,950	12,766	14,700	14,700	1,934
Bad debts	-	-	-	-	-	-
Depreciation	1,071	(1,071)	-	-	-	-
Total Expenditures	<u>1,217,986</u>	<u>(3,864)</u>	<u>1,214,122</u>	<u>1,370,966</u>	<u>1,370,966</u>	<u>156,844</u>
Excess of (Deficiency in) Revenues over Expenditures	<u>\$ (18,203)</u>	<u>\$ 13,519</u>	<u>\$ (4,684)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (4,684)</u>

Springfield-Sangamon County Regional Planning Commission
 Budgetary Comparison Schedule
 For the Year Ended November 30, 2016
 (Unaudited)

	Actual Amounts GAAP Basis	Budget to GAAP Differences Over (Under)	Actual Amounts Budgetary Basis	Budgeted Amounts Original	Final	Variance Favorable (Unfavorable)
Revenues						
Contract Revenues						
General planning - City of Springfield	\$ 157,970	\$ 1,297	\$ 159,267	\$ 179,550	\$ 179,550	\$ (20,283)
General planning - Sangamon County	376,270	-	376,270	376,270	376,270	-
Transportation study	359,720	90,553	450,273	388,668	388,668	61,605
Mass transit study	91,508	23,554	115,062	99,828	99,828	15,234
Marketing materials	25,928	(212)	25,716	25,000	25,000	716
Regional comprehensive planning grant	-	-	-	-	-	-
Springfield comprehensive plan update	74,709	-	65,000	80,000	80,000	(15,000)
Hazard mitigation plan	-	-	-	-	-	-
Other projects	5,589	411	6,000	14,529	14,529	(8,529)
Other Revenues	-	-	-	-	-	-
Other	150	41	191	-	-	191
Total Revenues	<u>1,091,844</u>	<u>115,644</u>	<u>1,197,779</u>	<u>1,163,845</u>	<u>1,163,845</u>	<u>33,934</u>
Expenditures						
Salaries and wages	640,483	(8,438)	632,045	716,231	716,231	84,186
Fringe benefits	277,756	17,551	295,307	277,749	277,749	(17,558)
Materials and supplies	6,163	1	6,164	10,000	10,000	3,836
Printing	1,995	-	1,995	2,750	2,750	755
Boards and committees	5,750	-	5,750	7,335	7,335	1,585
Meetings and dues	2,763	-	2,763	2,500	2,500	(263)
Travel	624	1	625	2,000	2,000	1,375
Equipment maintenance	4,820	-	4,820	5,800	5,800	980
Equipment rental	456	-	456	500	500	44
Publications	4,190	-	4,190	4,500	4,500	310
Postage	2,141	-	2,141	4,500	4,500	2,359
Contractual services	42,651	-	42,651	8,138	8,138	(34,513)
Allocated administrative costs	117,467	-	117,467	117,142	117,142	(325)
Equipment purchases	3,359	-	3,359	4,700	4,700	1,341
Bad debts	-	-	-	-	-	-
Depreciation	1,071	(1,071)	-	-	-	-
Total Expenditures	<u>1,111,689</u>	<u>8,044</u>	<u>1,119,733</u>	<u>1,163,845</u>	<u>1,163,845</u>	<u>44,112</u>
Excess of (Deficiency in) Revenues over Expenditures	<u>\$ (19,845)</u>	<u>\$ 107,600</u>	<u>\$ 78,046</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 78,046</u>



MARTIN ENGINEERING COMPANY
CONSULTING ENGINEERS/LAND SURVEYORS

3695 South 6th Street Frontage Road, Springfield, Illinois 62703

December 14, 2018

Springfield Sangamon County
Regional Planning Commission
200 South 9th Street
Room 212
Springfield, Illinois 62701
Attn: Joe Ziebert

RE: Cobblestone 27th Addition
Variance Request / Access to Meadowbrook Road
MEC No. 18218

Dear Joe:

On behalf of the Subdivider of the above referenced project, I request a variance of Section 153.157(L) to allow one access to Meadowbrook Road for three lots.

Based on the requirements of Section 153.207...

1. THE INTENT OF THE CHAPTER IS MAINTAINED...

The access point is midway between Yucan Drive and Lear Drive and directly across from Westgate Drive at a location that was previously planned for a public street.

2. EXTRAORDINARY CIRCUMSTANCES OF TOPOGRAPHY, LAND OWNERSHIP, ADJACENT DEVELOPMENT OR OTHER CIRCUMSTANCES NOT PROVIDED FOR IN THE CHAPTER EXIST...

The area is currently zoned S2. The S2 lots west of the 27th Addition have been platted for several years and have not developed. Due to the inactivity, the owner wishes to rezone the easterly portion of Phase 27 to duplexes. Duplex lots along Meadowbrook Road are not desirable and not economically feasible to plat. Duplex lots which front on a cul-de-sac are more desirable and are more inline with successful development in the area. The areas north and east of the 27th Addition were fully developed as duplexes on cul-de-sacs.

3. EXTRAORDINARY CIRCUMSTANCES WILL RESULT IN A HARDSHIP, NOT MERELY AN INCONVENIENCE...

The lots cannot be developed without access.

4. THE CIRCUMSTANCES UPON WHICH THE REQUEST FOR VARIANCE IS BASED ARE NOT COMMON TO MOST OTHER TRACTS OF LAND...

Most other tracts have access to a local street. The only access these lots have is to an arterial.

5. THE CIRCUMSTANCES UPON WHICH THE REQUEST FOR VARIANCE IS BASED ARE NOT THE RESULT OF THE SUBDIVIDER'S AFFIRMATIVE ACT OR FAILURE TO ACT...

The circumstances upon which the request for variance is based is in an effort to develop the parcel with duplexes. S2 lots are not selling in the area.

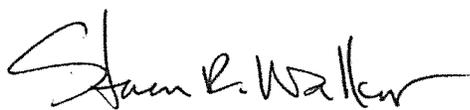
6. THE PURPOSE OF VARIATION IS NOT BASED EXCLUSIVELY ON THE DESIRE TO ELIMINATE DEVELOPMENT COSTS AT THE EXPENSE OF THE PUBLIC IMPROVEMENT STANDARDS AS OUTLINED IN THE CHAPTER...

The purpose of variation is based on the configuration of the existing parcels and the need to access the adjacent arterial roads.

Thank you for your consideration of this matter.

Respectfully,

MARTIN ENGINEERING COMPANY



Steven R. Walker, P.L.S.
Vice-President

Cc: Tom Giacomini
Bob Giacomini



MARTIN ENGINEERING COMPANY
CONSULTING ENGINEERS/LAND SURVEYORS

3695 South 6th Street Frontage Road, Springfield, Illinois 62703

December 14, 2018

Springfield Sangamon County
Regional Planning Commission
200 South 9th Street
Room 212
Springfield, Illinois 62701
Attn: Joe Zeibert

RE: Cobblestone 27th Addition
Variance Request / Lot Arrangement
MEC No. 18218

Dear Joe:

On behalf of the Subdivider of the above referenced project, I request a variance of Section 153.158(b) Lot Arrangement in Cobblestone 27th Addition.

Based on the requirements of Section 153.207...

1. THE INTENT OF THE CHAPTER IS MAINTAINED...

Access will be provided via access easements to each lot.

2. EXTRAORDINARY CIRCUMSTANCES OF TOPOGRAPHY, LAND OWNERSHIP, ADJACENT DEVELOPMENT OR OTHER CIRCUMSTANCES NOT PROVIDED FOR IN THE CHAPTER EXIST...

Access to Meadowbrook Road will be limited to one access point therefore requiring access to Lot 1 and Lot 3 via access easements.

3. EXTRAORDINARY CIRCUMSTANCES WILL RESULT IN A HARDSHIP, NOT MERELY AN INCONVENIENCE...

The lots cannot be developed without access.

4. THE CIRCUMSTANCES UPON WHICH THE REQUEST FOR VARIANCE IS BASED ARE NOT COMMON TO MOST OTHER TRACTS OF LAND...

Most other lots have access to a local or collector street. These lots front an arterial street and the City of Springfield prefers to limit the number of access points to Meadowbrook Road.

5. THE CIRCUMSTANCES UPON WHICH THE REQUEST FOR VARIANCE IS BASED ARE NOT THE RESULT OF THE SUBDIVIDER'S AFFIRMATIVE ACT OR FAILURE TO ACT...

The only access available is via an access easement.

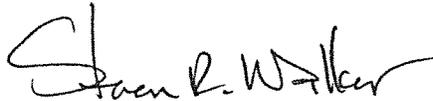
6. THE PURPOSE OF VARIATION IS NOT BASED EXCLUSIVELY ON THE DESIRE TO ELIMINATE DEVELOPMENT COSTS AT THE EXPENSE OF THE PUBLIC IMPROVEMENT STANDARDS AS OUTLINED IN THE CHAPTER...

The purpose of variation is based on the need for access.

Thank you for your consideration of this matter.

Respectfully,

MARTIN ENGINEERING COMPANY



Steven R. Walker, P.L.S.
Executive Vice-President

Cc: Tom Giacomini
Bob Giacomini



MARTIN ENGINEERING COMPANY
CONSULTING ENGINEERS/LAND SURVEYORS

3695 South 6th Street Frontage Road, Springfield, Illinois 62703

December 14, 2018

Springfield Sangamon County
Regional Planning Commission
200 South 9th Street
Room 212
Springfield, Illinois 62701
Attn: Joe Zeibert

RE: Cobblestone 27th Addition
Variance Request / Block Size
MEC No. 18218

Dear Joe:

On behalf of the Subdivider of the above referenced project, I request a variance of Section 153.158(c) block lengths in Cobblestone 27th Addition.

Based on the requirements of Section 153.207...

1. THE INTENT OF THE CHAPTER IS MAINTAINED...

A sidewalk connection will be provided to allow pedestrian traffic between the cul-de-sac on Westgate Drive and Meadowbrook Road.

2. EXTRAORDINARY CIRCUMSTANCES OF TOPOGRAPHY, LAND OWNERSHIP, ADJACENT DEVELOPMENT OR OTHER CIRCUMSTANCES NOT PROVIDED FOR IN THE CHAPTER EXIST...

Residential zoning is not feasible along Meadowbrook Road. S2 lots that were platted several years ago have not sold in the area. Areas to the north and east are developed as duplexes on cul-de-sacs with successful sales.

3. EXTRAORDINARY CIRCUMSTANCES WILL RESULT IN A HARDSHIP, NOT MERELY AN INCONVENIENCE...

The lots cannot be successfully developed as S2 lots. The lots cannot be successfully developed as duplex lots without the cul-de-sac.

4. THE CIRCUMSTANCES UPON WHICH THE REQUEST FOR VARIANCE IS BASED ARE NOT COMMON TO MOST OTHER TRACTS OF LAND...

Most other residential tracts are not as close to commercial development where access past businesses would adversely affect sales.

5. THE CIRCUMSTANCES UPON WHICH THE REQUEST FOR VARIANCE IS BASED ARE NOT THE RESULT OF THE SUBDIVIDER'S AFFIRMATIVE ACT OR FAILURE TO ACT...

The circumstances upon which the request for variance is based on a desire to spur development in the area.

6. THE PURPOSE OF VARIATION IS NOT BASED EXCLUSIVELY ON THE DESIRE TO ELIMINATE DEVELOPMENT COSTS AT THE EXPENSE OF THE PUBLIC IMPROVEMENT STANDARDS AS OUTLINED IN THE CHAPTER...

The purpose is based on encouraging lot sales. There is a negligible difference in cost between the cul-de-sac and extending the road.

Thank you for your consideration of this matter.

Respectfully,

MARTIN ENGINEERING COMPANY



Steven R. Walker, P.L.S.
Executive Vice-President

Cc: Tom Giacomini
Bob Giacomini

Molly Berns

From: Cole Gay <cv91956@aol.com>
Sent: Tuesday, January 15, 2019 9:10 AM
To: Molly Berns
Subject: Revised preliminary plan and variances - cobblestone estates

Mrs. Bern ;

The Board of Cobblestone Estates Homeowners Association supports this revised plan and related variances. This plan would result in more residential development in the southeastern part of our subdivision which is preferred by our board. It would also provide a more consistent land use around the southern end of our largest storm water retention pond . We think that Cobblestone still has more than enough lots available for commercial development. We did attend the January 3, 2019 meeting of the Land Subdivision Committee wherein this matter was presented and discussed. We hope that the technical objections and concerns raised at this meeting can be worked out to the overall benefit of our subdivision.

Sincerely,

Cole Gay
President, Cobblestone HOA