

December 20, 2006

The vote of the Springfield Sangamon County Regional Planning Commission on September 20, 2006 on the motion to accept the recommendation of the Land Subdivision Committee on the revised preliminary plan and variance request for Cobblestone Estates was:

6 yes
5 no
1 present
3 not voting

The chairman announced that the motion passed. However, a later examination of the Commission's by-laws showed that a majority of members present, not members voting, was required to approve a motion. Consequently, the motion failed. Because of the above circumstances no written reason for disapproval was made at that time as required by Section 153.123(B) of the City of Springfield Land Subdivision Ordinance.

On December 5, 2006, the Springfield City Council referred this matter back to the Regional Planning Commission to allow the inclusion of the reasons for denial of the underlying motion as required by the Subdivision Ordinance. Accordingly this matter is being addressed as "Unfinished Business" for the sole purpose of approving the reasons for denial of the above motion to approve.

The Commission can infer from comments and questions made by the Commissioners that the motion to approve failed because of the concerns discussed at the September 20, 2006 meeting:

- the condition of Archer Elevator Road and its ability to accommodate increased traffic;
- the existence of the proposed extension of Yucan Dr. through the property limits the size of future uses and thus limits adverse impacts on nearby residents
- controlling the number of entrances and exits to the site limits the scale of the use on the property; and
- quality of life concerns for residents of the area
- other non-specified reasons

Accordingly, I suggest that the Commission send to the City a revised order indicating that the motion failed and include the above stated reasons for the denial of the motion to approve.

(A motion to approve the above action with the reasons stated (or amended) would be required, as well as a second to the motion and vote.)