

**ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
February 11, 2014
Minutes**

The Andover City Subdivision Committee met for a regular meeting on February 11, 2014 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Chairman Lynn Heath called the meeting to order at 5:34 p.m. Other members present were Brian Lindebak and Ken Boone. Others in attendance were City Administrator Sasha Stiles, Assistant City Administrator Jennifer McCausland, Director of Public Works Les Mangus, Assistant Director of Public Works Steve Anderson and Administrative Assistant Daynna DuFriend. Member Lee Butler was absent.

Review the minutes of the December 10, 2013 Subdivision Committee.

Ken Boone made a motion to approve the minutes as presented. Brian Lindebak seconded the motion. Motion carried 3/0.

Communications:

Review the minutes of the December 30, 2013 City Council meeting. The minutes were received and filed.

Review the minutes of the December 17, 2013 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review of the Final PUD Plan for The Cornerstone 5th Addition.

From Les Mangus' Memo: The proposed final PUD is in compliance with the Parcel Provisions of the Cornerstone Preliminary PUD. There is a slight variance from the Subdivision Regulations requirement for 150 feet of separation between the proposed Stonecress Circle and Lakeview Court in Cornerstone Fourth Addition, but Staff feels that the looped street proposed is a better solution than the long cul-de-sac conceptually shown on the Preliminary PUD given the number of dwelling units being served. Both streets are not to be continued, but rather for local access only. Staff supports the Final PUD with the satisfaction of the items enumerated in the Checklist for Contents of a Final Plat document.

Phil Meyer, Baughman Company, was present to represent the application.

Mr. Meyer explained that the lot configuration would be changing to include 27 lots with 2-family dwelling units on each lot. He added that the only staff comment that remains an issue is the drainage for this area. There is a drainage

study currently being done on a detention pond in this area by the State of Kansas. He is working with the landowner/developer for an off-site easement in order to create a detention facility in the reserve area East of the proposed plat.

Chairman Heath asked about the street name issue.

Les Mangus explained that according to Next Generation 911 Standards this should be at least two streets if not three. Because of the short length at the south end of that loop with no properties facing south this is not needed. The proposed street names will be further reviewed.

Brian Lindebak suggested that the entry development monument plat text be deleted. He also suggested that a radius greater than 80 feet be used at the curve of Savona Street and Stone Cress Circle allowing easier access to larger vehicles.

Brian Lindebak made a motion to recommend the Andover Planning Commission approve the Final (PUD) Plan for The Cornerstone 5th Addition as presented with staff and committee comments incorporated in the revision. Ken Boone seconded the motion. Motion carried 3/0.

Member items:

There were no member items.

Ken Boone made a motion to adjourn the meeting at 5:52 p.m. Brian Lindebak seconded the motion. Motion carried 3/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 8th day of April, 2014 by the Andover City Subdivision Committee, City of Andover.