

**ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
June 10, 2014
Minutes**

The Andover City Subdivision Committee met for a regular meeting on June 10, 2014 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Chairman Lynn Heath called the meeting to order at 5:31p.m. Other members present were Brian Lindebak and Ken Boone. Others in attendance were Assistant City Administrator Jennifer McCausland, Director of Public Works Les Mangus, Assistant Director of Public Works Steve Anderson and Administrative Assistant Dayna DuFriend. Member Lee Butler was absent.

Review the minutes of the May 13, 2014 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 April 29 and May 13, 2014 City Council meetings.
The minutes were received and filed.

Review the minutes of the April 15, 2014 Planning Commission meeting.
The minutes were received and filed.

Review the minutes of the April 1, 2014 Site Plan Review Committee meeting.
The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review of the Preliminary Plat for the Highlands at Terradyne.

Review of the Final Plat for the Highlands at Terradyne.

Cory Shackelford, Highlands at Terradyne, LLC, applicant was present to represent the application.

Chris Bohm, President, Civil Engineer and Will Clevenger, Land Surveyor with Ruggles & Bohm were present.

John McKenzie, Caldwell Banker was present.

Ron Spangenberg, Spangenberg Phillips Tice Architecture was present.

Les Mangus explained that there were several pages of staff comments included in the packet information and that Ruggles & Bohm have been working on them. A new drawing has been brought to the meeting this evening. Conceptually staff is fine with the design. The project details are what need to be worked out.

Mr. Bohm further explained they have taken care of the labeling and dimensioning asked for by staff. And further explained the 17 platting comments provided for staff and committee members by Ruggles & Bohm. Several comments by the Fire Department are to be discussed with the Fire Chief.

Brian Lindebak suggested using a fire stand pipe at the rear of the structure to accommodate the Fire Code requirements.

Steve Anderson commented on the access suggestion applying to the north line and the middle block for golf carts. As this will not be a public street and city access will not be required, any zoning complaints would be the interest of the City. Additionally, the proposed 8 inch sewer line would not be able to serve any future development to the North a 10 inch line at the lowest possible grade is recommended. The water line is a necessity for any future development.

Mr. McKenzie stated that Terradyne is insisting that the cart path be kept as it is the only current access to the driving range.

Mr. Bohm agreed with the 10 inch sewer line recommendation.

Mr. Spangenberg presented and explained the project designs. The exterior of the units will have brick and stone trim to tie into the look of Terradyne. There will be several floor plans to choose from. The projected price point will be \$180,000 – \$220,000.

Ken Boone asked how this request can be handled together being a Preliminary and Final Plat.

Brian Lindebak asked if the Preliminary and Final Plat could be run together.

Les Mangus stated that staff did not have a problem with that.

Lynn Heath expressed concern regarding the many open items to be corrected prior to the Planning Commission meeting.

Brian Lindebak asked if a 50 foot Right-of-Way along 159th Street was adequate and if there would be any sidewalks installed along Terradyne or 159th Street.

Les Mangus said that it was and there currently are no connecting sidewalks. This work may be included in a future road project.

Mr. McKenzie commented that there has been discussion with Mr. Rob Patton, one of the owners of Terradyne, regarding continuing the brick and wrought iron wall along 159th street providing that the space is available to do so.

Brian Lindebak asked if there were any plans for screening.

Mr. Shackelford said there is, the mentioned wall is foreseen to be along 159th Street and Terradyne. Plantings and screenings would be placed within the open wrought iron areas of the wall.

Les Mangus suggested establishing a 5 foot reserve to allow for the columns rather than an easement to be in the ownership of the HOA not individuals.

Mr. Spangenberg asked if that could be part of the set back.

Les Mangus said being a PUD that would be allowed. This would have to be noted in the descriptions.

Brian Lindebak made a motion to recommend the Andover Planning Commission approval of the Preliminary and Final Plat for the Highlands at Terradyne to the City of Andover as presented subject to staff receiving all necessary documents and providing a 10 foot screening reserve along perimeter of 159th Street and Terradyne.

After further discussion, Brian Lindebak amended his original motion to recommend the Andover Planning Commission approval of the Preliminary and Final Plat for the Highlands at Terradyne to the City of Andover as presented subject to staff receiving all necessary documents and providing a 5 foot screening reserve along perimeter of 159th Street and Terradyne. Ken Boone seconded the motion. Motion carried 3/0.

Member items:

No member items.

Ken Boone made a motion to adjourn the meeting at 6:30p.m. Brian Lindebak seconded the motion. Motion carried 3/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

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

