

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
August 12, 2014
Minutes

The Andover City Subdivision Committee met for a regular meeting on August 12, 2014 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Chairman Lynn Heath called the meeting to order at 5:37p.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, Administrative Assistant Daynna DuFriend and City Council Liaison Sheri Geisler. Member Lee Butler was absent.

Review the minutes of the July 8, 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 June 24, 2014 and July 8, 2014 City Council meetings. The minutes were received and filed.

Review the minutes of the June 17, 2014 Planning Commission meeting.
The minutes were received and filed.

Review the minutes of the May 6, 2014 Site Plan Review Committee meeting.
The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review of the Final Plat for The River at Andover 2nd Addition.

Applicant was not present.

Les Mangus explained that the drainage has been discussed with the applicant and Steve is satisfied with what is being proposed. The only outstanding issue is with the proposed access controls to Cloud Street and two access points on Andover Road. The US 54 Corridor Plan contains guidelines for access spacing and Zoning Regulations require access points to be aligned on either side of the street. Staff recommends one access point that is a full movement driveway on Cloud Avenue at the northwest corner of the property, and one access opening on Andover Rd. aligned with the existing Dillon's Fuel Center driveway.

Brian Lindebak asked if the only drainage was to the street.

Steve Anderson explained that Cloud Ave. drains to the west from the west boundary of the proposed plat. The plat drains to the curb in Andover Road and the flow splits and travels north and south from the high point in Andover Road. There are sump inlets north of the site between Spangles and the building at 513 S. Andover Road. There is a slope inlet south of the property.

Lynn Heath pointed out that the driveway for Lot 1 and 2 is located on Lot 2.

Les Mangus stated that it lines up with the Dillon's drive across the street.

Steve Anderson described the cross lot access between the two lots. The East access point on Cloud Avenue is to be temporary until cross lot access is obtained to connect Lots 1 and 2. This condition can be included in the Developer's Agreement.

Brian Lindebak suggested requiring the applicant to dedicate a 60 foot right-of-way along the East property line and also require the building setback to match. He also suggested limiting the number of access points to 2 and if a 3rd is requested it should be placed closer to the intersection at Cloud Ave. and the median be extended further back to the West preventing traffic from turning into the drive and interrupting the flow of traffic.

Les Mangus explained that extending the median would create traffic flow problems for exiting the Spangle's southeast driveway.

It was noted during the discussion that the drive approach onto Andover Road will become a right in – right out drive at such time as a median is constructed down the centerline of Andover Road, in accordance with the US 54-400 Corridor Study.

Brian Lindebak made a motion to recommend the Andover Planning Commission approval of the Final Plat for The River at Andover 2nd Addition to the City of as presented subject to the following conditions; 1. Dedicate additional right of way in accordance with US 54-400 Corridor Study ROW plans (and include appropriate correspondence granting language in platter's text), 2. Adjust building setbacks to reflect new right of way line on Andover Road, 3. Access Control: a. Dedicate all access rights from plat onto Cloud Avenue to public, except the westerly 30 feet of lot line., b. Dedicate all access rights from plat onto Andover Road to public, except a 40 foot opening which aligns with private drive to Dillon's Fuel Center and other businesses to east (and per corridor study), c. Provide granting clause in platter's text effecting dedication of access rights to public., 4. Access, temporary/interim: a right turn – out only approach will be allowed via separate recorded agreement with City at the easterly end of plat frontage onto Cloud Avenue. Terms to be established by City., 5. Access: cross-lot; a. Amend existing cross lot access agreement to reflect new plat name and lot number; pertains to

westerly line of Lot 1, b. Create new cross lot access agreement between two new platted lots; separate instrument with reference on face of plat, c. Create new – contingent cross lot agreement for undeveloped land to south of and across south line of plat. Contingency: creation of same type of agreement by owner to south upon platting. Separate instrument with reference on face of plat., 6. Edit plat text to reflect title work, ownership, encumbrances, and other minor technicalities.
Ken Boone seconded the motion. Motion carried 3/0.

Member items:

No member items.

Ken Boone made a motion to adjourn the meeting at 6:29p.m. Brian Lindebak seconded the motion. Motion carried 3/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 14th day of October, 2014 by the Andover City Subdivision Committee, City of Andover.