

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
October 14, 2014
Minutes

The Andover City Subdivision Committee met for a regular meeting on October 14, 2014 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Chairman Lynn Heath called the meeting to order at 5:30p.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, Administrative Assistant Daynna DuFriend. Member Lee Butler and Council Liaison Sheri Geisler were absent.

Review the minutes of the August 12, 2014 Subdivision Committee.

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

Communications:

Review the minutes of the August 26, 2014 and September 9, 2014 City Council meetings. The minutes were received and filed.

Review the minutes of the August 19, 2014 Planning Commission meeting.
The minutes were received and filed.

Review the minutes of the August 5, 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 Course at Green Valley Greens 12th Addition.

Les Mangus explained that staff is working with the applicant on access control to Onewood Street as this is in the US 54 Corridor Plan. This site does not meet the access control requirements. They have offered to match that of the Green Valley 11th Addition with access control set back 250 feet from the highway. The applicant is working on a revised utility plan. The dedication of right-of-way is in discussion between the applicant, staff and the City Attorney.

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

Mr. Meyer explained that they are working on the access control and need to verify the 100 foot increase with the applicant. The applicant currently does not want to do a right-of-way dedication to US Highway 54. There are two different options for the sanitary sewer currently being looked at.

Ken Boone made a motion to recommend the Andover Planning Commission review of the Final Plat for The Course at Green Valley Greens 12th Addition to the City of Andover contingent upon; 1. Right-of-way dedication, working with City staff, 2. 250 foot Access Control on Onewood Dr., 3. Acquisition of offsite easements, if necessary. Lynn Heath seconded the motion. Motion carried 3/0.

Review the sketch site plan for a proposed development for Peckham Apartments located at the southwest corner of East Central Avenue and Shay Street.

Les Mangus explained that this is a sketch plan. The applicant is seeking input from the committee as they proceed in establishing a PUD. Being a redevelopment of an existing mobile home park there are many details to be worked out.

Tony Jacobs and Chad Jimenez, Studium Architecture were both present to represent the application.

Kirk Miller and Michael Edwards, K.E. Miller Engineering P.A. were both present to represent the application.

Stan Lawrence, contractor was present to represent the application.

Mr. Jacobs explained the project will be done in 2 separate phases. A total of 72 units in 3 buildings will be in Phase 1. Each 3 story building will have 24 units. Carports would provide covered parking and parking on the north side of property could have a screening fence.

Les Mangus said that a traffic study has been requested to look at the peaks of traffic flow.

Mr. Jacobs stated that Transystems has been engaged to conduct this study. A pedestrian study will be included as well.

Ken Boone asked if the study would include both Phase 1 and 2 of the project and if Phase 2 would immediately follow completion of Phase 1.

Mr. Jacobs replied that both Phases would be included.

Brian Lindebak suggested adding more substantial buffers between the units and the adjoining single-family properties. He also asked if there would be on site detention.

Mr. Jacobs answered that they plan to contact each of the neighboring property owners as well as meet with the school superintendent. If Farmer Avenue would stay a private street it was discussed having storage units on small strip of land along the north side of Farmer Avenue. These would be an accessory use to only the apartments.

Mr. Miller stated that the detention is currently being looked at. There will be a lot of grass areas for this use.

Les Mangus explained that a more extensive drainage study would be done and recommendations will be made from that.

Mr. Lawrence said that the feasibility study stated the number of apartments available in the city is under that of what it could handle. They anticipate continuing with Phase 2 after the completion of Phase 1.

Steve Anderson pointed out that the pedestrian route will be a very necessary component to the traffic study.

Member items:

No member items.

Ken Boone made a motion to adjourn the meeting at 6:16 p.m. Brian Lindebak seconded the motion. Motion carried 3/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 13th day of January, 2015 by the Andover City Subdivision Committee, City of Andover.