

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
July 14, 2015
Minutes

The Andover City Subdivision Committee met for a regular meeting on July 14, 2015 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Lynn Heath called the meeting to order at 5:32p.m. Other members present were Brian Lindebak and William Schnauber. Others in attendance were City Administrator Mark Detter, Director of Public Works and Community Development Les Mangus, Assistant Director of Public Works Steve Anderson, Administrative Assistant Daynna DuFriend and Council Liaison Sheri Geisler.

Review the minutes of the February 10, 2015 Subdivision Committee.

Brian Lindebak made a motion to approve the minutes as presented. Lynn Heath seconded the motion. Motion carried 2/0/1. William Schnauber abstained.

Review and approve the Amended Final PUD Plan for Terradyne Estates 3rd Subdivision.

Applicant was not present.

Les Mangus explained that this information is premature to a zoning hearing scheduled for the next Planning Commission hearing. This sketch is of the proposed two lots off of the northwest corner of Glendevon and Central Avenue on the golf course property. This is a preliminary look at the lot lay-out , grading and utilities.

Brian Lindebak asked why reserves were being proposed rather than including the area with the lots.

Les Mangus replied that the existing wrought iron and brick fencing and private lighting will be preserved in these reserve areas. The original platted 80 foot wide right-of-way is no longer needed. With the filing of this plat the right-of-way can be vacated and platted as a reserve according to State Statutes.

Lynn Heath asked if there would be one house per lot.

Les Mangus answered that there would be, these will be large lots and most of the utilities are already in place except sanitary sewer. As shown on the preliminary, a sanitary sewer line will come in from the north going across the golf course to connect the two lots.

Brian Lindebak suggested that the reserve text should state private access for both reserves and asked if the wall would be in conflict with the sanitary sewer. The entry monument on the west end of Glendevon appears to be on Lot 1 and may need to be included as part of the reserve. The wall on the south side appears to be in the street right-of-way.

Les Mangus stated making that easement wider has been discussed with the engineering company.

Access control for the two lots was discussed. Only one drive per lot will be allowed.

Brian Lindebak made a motion to recommend the Andover Planning Commission approval of the Amended Final PUD Plan for Terradyne Estates 3rd Subdivision with the following suggested comments, private access for reserve areas and inclusion of entry monument in Reserve B. William Schnauber seconded the motion. Motion carried 3/0.

Review and approve the Final PUD Plan of The Cornerstone 6th Addition.

Jack Ritchie, Chestnut Ridge, LLC and Jason Gish, MKEC Engineering, Inc. were both present to represent the application.

Mr. Gish explained that the developers are quickly running out of lots and wish to plat this next section to the west of the existing tree row. They will be asking to construct ponds and waterways along the west side of these lots. Drainage generally will be through the tree row then south to different areas of Reserve A. The drainage report includes this information.

Brian Lindebak recused himself from any voting due to business relations.

Discussion continued regarding maintaining drainage flows for each lot.

Mr. Ritchie stated that with each individual plan the builder is responsible for the any drainage issues. They are working to preserve as many of the trees as possible while creating the infrastructure and regulations are in the homeowners covenants regarding tree maintenance.

Brian Lindebak also stated that language is on the plat that is enforceable stating that grades shall not be modified without approval by the City Engineer.

William Schnauber made a motion to recommend the Andover Planning Commission approval of the Final PUD Plan of The Cornerstone 6th Addition as presented, Lynn Heath seconded the motion. Motion carried 2/0.

Member items:

No member items.

Lynn Heath made a motion to adjourn the meeting at 6:06 p.m. William Schnauber seconded the motion. Motion carried 3/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 10th day of November, 2015 by the Andover City Subdivision Committee, City of Andover.