

**ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
November 10, 2015
Minutes**

The Andover City Subdivision Committee met for a regular meeting on November 10, 2015 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Lynn Heath called the meeting to order at 5:31p.m. Other members present were William Schnauber and Mike Warrington. Member Brian Lindebak was absent.

Staff: 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 July 14, 2015 Subdivision Committee.

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

Review and recommendation on The Course at Green Valley Greens 12th Addition Final Plat.

Les Mangus explained that there are concerns on the locations of the utilities in trying to get everything coordinated because these are very small lots for duplexes.

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

Mr. Meyer explained that since the October 20, 2015 zoning hearing he has made changes to the sketch plan that was presented. These include adding a slight curve to the street and additional on street parking at the end of the cul-de-sac. A parking easement will be placed around the cul-de-sac. A 15 foot utility easement is platted adjacent to the right of way in front of all lots allowing a total of 29.5 feet from the street for utility infrastructure. The developer will work with Westar to put the electrical boxes on the lot lines and sanitary sewer stubs will be brought across towards the middle of each lot with a wye-connection to the service lateral. Details will be worked out with the City of Wichita for water service lines to be in the middle of each lot. This will allow room for the other utilities to be on the other side. The developer has two building design plans that may be used. Drainage details have been worked out with Steve. Off-site easements from the City will be needed for both drainage and utility. A master grading plan will be done.

William Schnauber asked if the cul-de-sac had remained the original size.

Lynn Heath asked if the parking would be outside of the cul-de-sac.

Mike Warrington asked about having a landscape buffer along the south side of the property and where would the drainage area be located.

Steve Anderson stated that currently there is not a mandatory detention requirement in the regulations. This is looked at case by case.

Sheri Geisler asked if there could be documentation that the fence would be installed and expressed concern for cars in the additional parking area being hit by golf balls. Could trees be used as a protective screen.

Les Mangus stated that a fence is not required so a note would have to be added to the plan as to this.

Mr. Meyer replied that the cul-de-sac was still the same size and parking would be perpendicular to the curb in the right of way. The request of a twenty foot reserve on the back (south) of the lots by the Planning Commission was discussed with the developers. They would rather put a privacy fence on the property line with landscaping north of the fence. The developers plan to own all of the units and rent them. Drainage will be piped over to the lake area on the golf course.

William Schnauber made a motion to recommend the Andover Planning Commission approval of The Course at Green Valley Greens 12th Addition Final Plat with the following suggested addition of a six foot privacy fence be placed on the south property line. Lynn Heath seconded the motion. Motion carried 3/0.

Review and recommendation on the Cornerstone Office Second Addition Final Plat.

Les Mangus explained that this is a continuation of an existing office park. All of the utilities, streets and storm sewer were anticipated by the first phase. Staff is awaiting a utility plan for review.

Jason Gish, MKEC Engineering, was present to represent the application.

Mr. Gish said that the water and sewer lines will come off of the existing lines at Keystone. He will be coordinating with Westar and Kansas Gas for these utility lines.

Steve Anderson commented that the drainage study has been performed and the drainage improvements were constructed to serve the land for this plat and other land in the drainage basin. Staff has requested that the drainage study be identified on the plat with MKEC as the preparer and the preparation date.

Mike Warrington made a motion to recommend the Andover Planning Commission approval of the Cornerstone Office Second Addition Final Plat as presented, William Schnauber seconded the motion. Motion carried 3/0.

Member items:

There were no member items.

Lynn Heath made a motion to adjourn the meeting at 6:25 p.m. William Schnauber seconded the motion. Motion carried 3/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 8th day of March, 2016 by the Andover City Subdivision Committee, City of Andover.