

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
March 8, 2016
Minutes

The Andover City Subdivision Committee met for a regular meeting on March 8, 2016 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Lynn Heath called the meeting to order at 5:33p.m. Other members present were Brian Lindebak and Mike Warrington. Member William Schnauber was absent. Brian Lindebak recused himself from any voting due to business relations.

Attending Staff: City Administrator Mark Detter, 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.

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

Mike Warrington made a motion, seconded by Lynn Heath, to approve the minutes as presented. Motion carried 2/0.

Review and recommendation on the Final Planned Unit Development Plan Marketplace Commercial Fourth Addition.

Brian Lindebak and Jason Gish with MKEC Engineering Company, were both present to represent the application.

Brian Lindebak explained that this is a replat of the property creating one additional lot and allowing adjustments to be made to easements and the reserve area. Drainage of the new lots will need to be addressed with regards to how the FEMA Regulations were depicted. Additionally, the building setback along the front of the property has been reduced. This creates a larger footprint for the City and increases density in compliance with the Highway 54/400 Corridor Plan.

Mike Warrington asked who the owner is of Reserve A and if they will be maintaining the Reserve area.

Mr. Lindebak replied that the developer currently owns this area and they will maintain it. They may possibly transfer it to a management company in the future who would maintain it for them. This would also include the parcels to the south used for drainage.

Mr. Gish responded to a written request from Steve Anderson for content to be included in the Final Plat regarding Access Control between the lots asking if this would consist of platters text.

Steve Anderson suggested including a granting clause in the Owners Certificate granting access rights to the public except for two openings.

Les Mangus noted that attention is not always paid to location of driveways on the other side of the street when a plan is put together. Conflicts are created when these driveways are not in line with each other. This road is projected to have 7,000-8,000 cars per day.

Lynn Heath asked if alignment with the Dillon's driveway could not be made, and to which side of that driveway would be better.

Mr. Lindebak stated that this driveway would be better placed further to the west of that existing driveway to allow for any cross left turn movements, eliminating them to intersect. He feels comfortable noting on the plat to address access controls and letting City staff make the final approval of driveway placement.

Steve Anderson added that there is a 100 foot minimum per KDOT requirements.

Having a total of three openings servicing this property was discussed, noting that one existing opening is located at Arby's.

Mr. Lindebak said he would envision one drive being tied to the Arby's drive for these two parcels. There are currently agreements between Arby's and the developer allowing cross-lot drive access and private cross-lot drainage.

Steve Anderson asked if the common lot lines as drawn would be sufficient enough for any possible combination in the future.

Mr. Lindebak and Mr. Gish both agreed that having two openings at these lot lines would work.

Mike Warrington asked if having a wider opening would be needed for large delivery trucks to enter.

Les Mangus said that the Site Plan Committee would review those issues.

Mr. Lindebak discussed a second item in the letter for requested content for a conceptual drainage report. They have a drainage report but feel that the private cross-lot agreement needs to be confined to an easement, as this property is flat enough to have a pipe installed for drainage east from Arby's to the pond. A notation of this should also be included in the plat stating that at the time the property is developed the drainage easement will be secured through the City.

Mr. Gish asked if that could be written in as a provision as with a pipe there will be surface drainage.

Mr. Lindebak replied that the pipe would be maintained by the City if it was in a City easement.

Discussion followed of addressing this issue as done on a previous plat concerning similar drainage rights. This will be researched and reviewed in this next week before the Planning Commission meeting.

Lynn Heath asked if there were any additional items to be discussed.

Les Mangus said that comments received late today from Bickley Foster would be reviewed and translated to MKEC.

Mike Warrington made a motion, seconded by Lynn Heath, to recommend the Andover Planning Commission approval of the Final Planned Unit Development Plat Marketplace Commercial Fourth Addition with the following additions to the Final Plat; 1. Allowance of cross-lot drainage between lots 1 and 2 of Parcel 1, and 2. Maximum allowance of two driveway entrances. Motion carried 2/0.

Member items:

No member items.

Mike Warrington made a motion, seconded by Lynn Heath, to adjourn the meeting at 6:03 p.m. Motion carried 2/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 12th day of July, 2016 by the Andover City Subdivision Committee, City of Andover.