

ANDOVER PLANNING COMMISSION  
SUBDIVISION COMMITTEE  
**July 12, 2016**  
**Minutes**

The Andover City Subdivision Committee met for a regular meeting on July 12, 2016 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Mike Warrington called the meeting to order at 5:30p.m. Other members present were William Schnauber. Member Brian Lindebak arrived at 5:40p.m. Members Lynn Heath and Tyson Bean were 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, City Engineer Steve Anderson, Administrative Assistant Dayna DuFriend and City Council Liaison Phil White.

**Review the minutes of the March 8, 2016 Subdivision Committee.**

*Mike Warrington made a motion to approve the minutes as presented. Motion carried 1/0/1. William Schnauber abstained as he did not attend this meeting.*

**Review and recommendation on The Cornerstone Seventh Addition Final Planned Unit Development Plan.**

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

Mr. Gish explained that they have been working with Jack Ritchie and City staff to resolve issues with drainage, lot layout and future collector street routes. He presented copies of these changes to the committee and staff. The layout will be similar to Cornerstone 4<sup>th</sup> with two non-contiguous elements. Approximately 100 acres will drain through to an off-site location. A recommended low swale and naturalized area with native grasses and an under drain is being proposed to take care of nuisance water issues. A proposed maintenance agreement/guide book is being crafted to be used by the homeowner's association.

Mike Warrington asked if there was enough elevation to protect Reserve E being located on the curve of the drainage swale and if the setbacks had been revised on Lot 1, Block 3.

Mr. Gish said the mass grading plan helps adjust the existing drainage way to make efficiency with the lots. Grades will be constructed to keep this area and the lots dry. Due to the layout of the lot and a proposed future connecting street this setback gives more flexibility to the builder with it being on a corner transition.

Les Mangus stated that staff does not see a problem with this and explained that information regarding long-term maintenance of the drainage area and allowing access to the properties with heavy equipment in order to maintain the lake size was being included for both lot owners and the homeowners' association.

*William Schnauber made a motion, seconded by Mike Warrington, to recommend the Andover Planning Commission approval of The Cornerstone Seventh Addition Final Planned Unit Development Plan as submitted. Motion carried 2/0.*

Member items:

No member items.

*Mike Warrington made a motion, seconded by William Schnauber, to adjourn the meeting at 5:50p.m. Motion carried 2/0.*

Respectfully Submitted by

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Daynna DuFriend  
Administrative Secretary

Approved this 14<sup>th</sup> day of February, 2017 by the Andover City Subdivision Committee, City of Andover.