

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
February 14, 2017
Minutes

The Andover City Subdivision Committee met for a regular meeting on February 14, 2017 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 and Brian Lindebak. Members Lynn Heath and Tyson Bean were absent.

Attending Staff: City Administrator Mark Detter, Assistant City Administrator Jennifer McCausland, Director of Public Works Les Mangus, City Engineer Steve Anderson, Administrative Assistant Daynna DuFriend and City Council Liaison Sheri Geisler.

Review the minutes of the July 12, 2016 Subdivision Committee.

William Schnauber made a motion, seconded by Mike Warrington to approve the minutes as presented. Motion carried 2/0/1. Brian Lindebak abstained.

Review and recommendation on the Prairie Creek Addition – Second Phase Final Planned Unit Development Plan.

Phil Meyer, Baughman Company, PA, agent to the applicant was present.

Les Mangus explained that word was just received from the gas company that there is a four-inch gas line in what was an easement of a vacated plat from 7-8 years ago that is in conflict with this plat.

Brian Lindebak asked if it was a gas line or pipeline.

Les Mangus replied that it is a KGS gas line.

Mr. Meyer presented an exhibit from the gas company to verify the location of the gas line. Originally in the platting of the first phase of the residential development on the northeast corner of the intersection of 13th Street and Prairie Creek Road a commercial lot was also platted in 2009. The commercial lot was then vacated with the easement. The gas company is saying that in 2010 the gas line was installed. They have informed the gas company of the easement being vacated but are waiting to hear from them. Baughman plans to verify that there is a pipeline at this location.

Brian Lindebak stated that before this would go to the planning commission it needs to be noted if the gas line will be moved and who is responsible for doing that.

Mr. Meyer reviewed and commented on items from the check list for contents of final plat provided by staff.

- 13th Street & Prairie Creek Rd. R/W's were dedicated by separate instrument. Clarify exist bar found at SW corner.
- Provide minimum pad/opening elevations.
- Provide final drainage plan. Provide utility plans.
- Clarify placement of gazebo structure in Reserve A??? Pipeline & easement conflicts. Clarify maximum dwelling unit limit vs. lot count.

Mr. Meyer said he would clarify with the applicant that there will be a gazebo built and location.

Steve Anderson noted that 50 feet is standard for the set back and if the recording data and the line are correctly shown a gazebo could be built inside the setback lines. He then asked what the plan was for HOA maintenance of the reserves. There is a note referring to an HOA in the PUD but there is nothing in the platters text. The city attorney has indicated that to have enforcement rights this needs to be in the platters text.

Les Mangus and Brian Lindebak both discussed that if the City imposes a setback on the plat then it is non-negotiable.

Mr. Meyer said the text would be added.

Brian Lindebak suggested having either a developer's agreement or a separate restrictive covenant document. This would be in everybody's title commitment when they purchase a property. He also asked if there would be a wall or fence along Reserves D and E, Prairie Creek Road and 13th Street.

Les Mangus explained that this is the text added to the plat that if the HOA fails to maintain then the City can maintain and assess all of the properties. It gives the City the right to act on behalf of the owner if the property is not properly maintained.

Phil Meyer said he thinks there will be a masonry wall going in Reserve D and E that would match the existing wall in the residential development across the street but will verify that with the applicant.

Brian Lindebak recommended that a removable fence panel be placed above any utility crossing and no footings be placed within the utility easements. And also suggested having a 20-foot utility easement along the road rather than the 15-foot as noted.

Les Mangus noted that the fence across the street consists of segments of cast in place concrete alternating with six-foot vinyl fence panels and there are staggered section in the fence.

Steve Anderson said that a 20-foot utility easement could make the manhole bend on the outside of the curb worse in terms of proximity to the garage.

Brian Lindebak remarked that the dedicated right of way for the front entry is shown as being right up against the adjacent property to the north. This could make it difficult and awkward for them to connect to the street. It could be beneficial to square off lot 24 and allow for a “T” connection in the road or dedicate the right of way for future use.

Mike Warrington agreed that this would make sense to go straight through and would help the sewer connection also.

Brian Lindebak asked for the pipe line to be shown on this section on the final PUD and alignment of the pipe line. Although it may not be required it could be useful for long-term planning.

Mr. Meyer said that would depend on how the document is written.

Brian Lindebak inquired as to whether there may be parking areas within Reserves B and C and asked if there would be evergreen screening or an opaque fence along the west property line.

Mr. Meyer said he assumes there will be a fence.

Les Mangus questioned the lot count as compared to the dwelling unit limitations. 41 lots are shown but the dwelling unit limit is 80 as written in the PUD. The text in the PUD will govern.

Mike Warrington noted an inconsistency in the lot numbers in the preliminary and final plats.

Mike Warrington made a motion, seconded by Brian Lindebak, recommending that this case be continued until the meeting in order for agent/applicant to clarify and update the discussed items as follows; 1. 13th Street and Prairie Creek Rd. R/W's were dedicated by separate instrument. Clarify existing bar found at SW corner, 2. Provide minimum pad/opening elevations, 3. Provide final drainage plan. Provide utility plans, 4. Clarify placement of gazebo structure in Reserve A??? Pipeline and easement conflicts, 5. Clarify maximum dwelling unit limit vs. lot count, 6. Resequencing lot numbers to correspond with the preliminary PUD, 7. HOA platting note restricting covenants on the final plat, 8. Explore having a 20-foot front utility easement, 9. Allowance or restriction on the Reserves A and B for parking, 10. Remove the triangle portion of lot 24 for dedicated right of way and possible tie-in with the adjacent property to the north with the right of way, 11. Label Parcel 2 on pre PUD, 12. Recording data on the gas pipeline easement across the subdivision shown on the plat, 13. No structures allowed in pipeline easement, 14. HOA mentioned in PUD notes, 15. Plattee's text to address fences

across drainage easements, where swales or open channels are proposed, 16. Existing pipeline cautions, not necessarily need to be noted on plat; irrigation wells, utility crossings. Likely needed a permit or approval from pipeline operator, 17. Utilities: Sanitary sewer; a. Proximity to building lines shall be such that footing soil pressure bulb does not extend into space, need to provide safe maintenance excavation or into backfill compliance with OSHA, shall not deprive a future structure of lateral support, b. Services, as shown, 1 per 2 family unit, preclude future lot split and separation of duplex into two owners, 18. Utilities: Waterline; a. 12inch dia in 13th, b. Additional discussion needed as to future service to Easter Addition, c. Fire hydrant locations to be reviewed and approved by Fire Dept. Chief Roosevelt, for the Prairie Creek Addition – Second Phase Final Planned Unit Development Plan as submitted. Motion carried 3/0.

Member items:

No member items.

Mike Warrington made a motion, seconded by William Schnauber, to continue the meeting, at 6:23p.m., until March 14, 2017. Motion carried 3/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 11th day of April, 2017 by the Andover City Subdivision Committee, City of Andover.