

ANDOVER PLANNING COMMISSION  
SUBDIVISION COMMITTEE  
**March 14, 2017 (continued from February 14, 2017)**  
**Minutes**

The Andover City Subdivision Committee met for a regular meeting continued from February 14, 2017 on March 14, 2017 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Brian Lindebak called the meeting to order at 5:36p.m. Other members present were William Schnauber. Members not in attendance were Mike Warrington, Lynn Heath and Tyson Bean.

Attending Staff: City Administrator Mark Detter, Assistant City Administrator Jennifer McCausland, City Engineer Steve Anderson, and Administrative Assistant Daynna DuFriend. Staff not in attendance were Les Mangus, Director of Public Works and City Council Sheri Geisler.

**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.

Mr. Meyer gave the following updated details pertaining to items in the committee motion from February 14, 2017:

1. 13<sup>th</sup> Street and Prairie Creek Rd R/W's were dedicated by separate instrument. *The right of way adjacent to what was the previous commercial lot that was vacated, the full 60-foot and 75-foot taper was dedicated with the previous plat. According to Butler County records, Prairie Creek Road was originally a 20-foot right of way. They are dedicated the additional 30-foot of right of way along Prairie Creek.*
2. Provide minimum pad/opening elevations. *There are no minimum pad/opening elevations. They are over detaining in the development to the east to compensate for this development.*
3. Provide final drainage and utility plans. *Plans have been provided and approved.*
4. Clarify placement of gazebo structure in Reserve A??? Pipeline and easement conflicts. *This has been noted on the Plat.*
5. Clarify maximum dwelling unit limit vs. lot count. *A PUD amendment has been filed for the 82 units to match the 41 lots to be platted.*
6. Resequencing lot numbers to correspond with preliminary PUD. *The PUD lot numbers now match the final plat.*
7. HOA platting note restricting covenants on the final plat. *A note has been added to the owner's certificate.*
8. Explore having a 20-foot front utility easement. *After meeting with staff, they would like to stay with a 15-foot giving protection for foundations and footings that might be constructed.*

9. Allowance or restriction on Reserves A and B for parking. *Parking is allowed in these reserves with the pipeline company's approval.*
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. *Reserve F was platted for contingent street right of way if needed by the City in the future. Utilities are allowed in this reserve for sewer or water to be extended for that property to the north.*
11. Label Parcel 2 on pre PUD. *This has been added.*
12. Recording data on the gas pipeline easement across the subdivision shown on the plat. *The center of the pipe and center of the easement are now shown as being the same on the plat.*
13. No structures allowed in pipeline easement. *This was taken care of with the gazebo note.*
14. HOA mentioned in PUD notes. *This has been added to the text on the plat.*
15. Platter's text to address fences across drainage easements, where swales or open channels are proposed. *This has been added to the owner's certificate.*
16. Existing pipeline cautions, not necessarily needed to be noted on plat: irrigation wells, utility crossings. Likely need a permit or approval from pipeline operator. *This is not fully understood. Brian Lindebak stated that this should be covered with prior changes that were made.*
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. *The developer has agreed to this. He does not intend to sell individual units. Only the entire duplex will be sold.*
18. Utilities: Waterline; a. 12inch dia in 13<sup>th</sup>, 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. *The utility and drainage plans have been approved. Future service to the Easter Addition is noted and they are aware of approval needed for hydrant locations.*

Brian Lindebak suggested adding the text on both pages of the plat under reserve uses for Southern Star or Central Pipeline to read 'or their successors or assigns' to allow for any possible pipeline ownership changes. On Reserve F it may help to have irrigation added as an allowed use.

*Brian Lindebak made a motion, seconded by William Schnauber, to recommend the Andover Planning Commission approval of the Prairie Creek Addition – Second Phase Final Planned Unit Development Plan as submitted. Motion carried 2/0.*

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

Brian Lindebak recused himself due to business relations.

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

Steve Anderson mentioned that he noted some information for the file and items were taken care of when this was first submitted last year. They are reasonably close to working out details for access control.

*William Schnauber, as the only available member, recommends the Andover Planning Commission approval of the Marketplace Commercial Fourth Addition Final Planned Unit Development Plan as submitted.*

Brian Lindebak rejoined the committee.

Member items:

No member items.

*Brian Lindebak made a motion, seconded by William Schnauber, to adjourn the meeting, at 5:54p.m. Motion carried 2/0.*

Respectfully Submitted by

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Daynna DuFriend  
Administrative Secretary

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