

ANDOVER PLANNING COMMISSION  
SUBDIVISION COMMITTEE  
**December 12, 2017**  
**Minutes**

The Andover City Subdivision Committee met for a regular meeting on December 12, 2017 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Brian Lindebak called the meeting to order at 5:30 p.m. Other members present were William Schnauber. Members Mike Warrington and Tyson Bean were not in attendance.

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

**Review the minutes of the June 13, 2017 Subdivision Committee meetings.**

*William Schnauber made a motion to approve the minutes as presented.*

**Review and recommendation on the Hodges Fourth Subdivision Final Plat.**

Kris Rose, Baughman Company, was present to represent the application.

Craig Hill, Matt Hill and Tom Baalman, property owners, were present.

Les Mangus explained that from a discussion regarding the sewer utility for this property with the City Attorney, he was given three responses. 1. The City has the prescriptive rights to operate and maintain a sewer system on the existing sewer line adjacent to the north., 2. If it were to be considered a public service and operating a line there was for the good of the public, this property would be the public and the owner would have a right to be attached to the sewer line., 3. It is strict and only the City could do the work because the City has that prescriptive right. The owner and engineer have worked up easements that the adjacent owners are willing to sign, memorializing and documenting this easement to allow for the connection to the sewer line.

Brian Lindebak confirmed that this is a surveyed location and asked if there were any plans to split this lot up further.

Les Mangus said that it is and stated that there is a sewer line located in Main Street that the property could attach to if these other options would not work out. However, that would require digging up the street and the line is approximately 20 feet deep. Currently there are no plans to split the lot. There is support from the neighboring property owners. This is a legal non-conforming property.

Brian Lindebak asked if all comments from staff had been addressed and asked about the drainage.

Kris Rose stated that changes were made and a title report was submitted today.

Steve Anderson said that he is good with the drainage plan for this property.

*William Schnauber made a motion, seconded by Brian Lindebak, to recommend the Andover Planning Commission approval of the Hodges Fourth Subdivision Final Plat as presented. Motion carried 2/0.*

**Member items:**

No member items.

**Adjourn:**

*William Schnauber made a motion, seconded by Brian Lindebak, to adjourn the meeting, at 5:41p.m. Motion carried 2/0.*

Respectfully Submitted by

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Daynna DuFriend  
Administrative Secretary

Approved this 13<sup>th</sup> day of February, 2018 by the Andover City Subdivision Committee, City of Andover.