

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
September 11, 2018
Minutes

1. Call to order.

Brian Lindebak called the meeting to order at 4:38pm.

2. Roll call.

Subdivision Committee members in attendance: Brian Lindebak and Gary Israel. Member William Schnauber was absent. Alex Zarchan arrived at 5:06pm. Brian Lindebak left the meeting at 5:02pm.

Staff in attendance: Assistant City Administrator Jennifer McCausland, Director of Public Works & Community Development Les Mangus, City Engineer & Building Official Steve Anderson and Planning/Stormwater/GIS Technician Lance Onstott.

3. Approval of the minutes of the August 14, 2018 Subdivision Committee meeting.

A motion was made by Gary Israel, seconded by Brian Lindebak, to approve the minutes of the August 14, 2018 meeting. Motion carried 1/0/1. Brian Lindebak abstained.

4. Communications

- a. Committee and Staff Report.**
- b. Potential Residential Development Report.**

None.

5. Review and recommendation on the Butler County Community College Addition Preliminary and Final Plats.

Rebecca Greif and Scott Canfield, PEC, were in attendance to present the application.

Brian Lindebak asked Steve Anderson if the drainage report has been accepted.

Steve Anderson confirmed.

Brian Lindebak asked if the applicant was in the process of revising the owner's certificate to include the reserve language as requested by the City Engineer.

Rebecca Greif, PEC, confirmed.

Brian Lindebak asked whether the improvement dedications and guarantees have been completed.

Ms. Greif responded that the dedications for both Yorktown Rd. and Commerce St. are existing and petitions for improvements are being worked on and will be available before the Planning Commission meeting.

Brian Lindebak recommended the requirement of a 60-foot right of way dedication along 13th St. to replace the current 50-foot right of way to allow for future street improvements when necessary.

Ms. Greif asked for time to confer with the property owner, but she did not anticipate any opposition.

Brian Lindebak asked to have both the township and range to be spelled out on the title line of the plat.

Ms. Greif confirmed the changes will be made.

Brian Lindebak asked Steve Anderson if the access control has been resolved.

Steve Anderson responded that language is still requested regarding the temporary full movement opening currently on site. He would like to see “temporary” added to the plat in order to ensure that full movement may be restricted in the future as determined by traffic studies and/or adjacent development.

Scott Canfield, PEC, indicated this was agreeable. The traffic report indicates that a review of the drive in question should be completed upon the construction of Yorktown Rd. and Commerce St.

Steve Anderson also requested 120-foot complete access control along the west frontages to 13th St. and Commerce St. to be indicated on the plat for future drive spacing with adjacent properties.

Ms. Greif indicated that a revised final plat will be submitted that will comply with the intent of the “temporary” language requested on the face of the plat. The language proposed by the City Engineer will be included in the plat’s text as well.

A motion was made by Gary Israel, seconded by Brian Lindebak, to approve the Butler County Community College Addition Preliminary and Final Plats with the following conditions: 1) temporary/conditional language added to the current main drive, 2) a 60-foot half-street right of way is dedicated along 13th St., 3) all staff comments be reflected on the plat, and 4) section, township and range be spelled out on the plat. Motion carried 2/0.

6. Review and recommendation on the Final Planned Unit Development Plan for Phase 6 of the Flint Hills National Addition.

Jason Gish, MKEC, was in attendance to present the application.

Steve Anderson stated that drainage items have largely been resolved, but that private drainage easements can be recorded through separate instrument at a later time to allow for more design time.

Les Mangus added that language should also be added to the covenants representing the private easements as well.

Steve Anderson sought clarification of the sight distance at the opening along 120th St.

Jason Gish, MKEC, stated that the opening is a primary access point, and its current location is the best spot.

Steve Anderson requested that an analysis be provided to take into consideration traffic items such as proposed speed limits, etc.

Steve Anderson noted that arterial improvements may require the removal of the current hedgerow, which the text of the plat requires to remain.

Les Mangus indicated there is language that allows for removal for utilities, streets, etc.

A motion was made by Gary Israel, seconded by Alex Zarchan, to approve the Final Planned Unit Development Plan for Phase 6 of the Flint Hills National Addition with the following conditions: 1) sight distance at the 120th St. opening is checked, 2) all comments by the City Engineer be included on the final plat or other recorded instrument, allowing for staff review and, 3) minor changes to the plat be reviewed by staff prior to Planning Commission consideration. Motion carried 2/0.

7. Member items.

None.

8. Adjourn.

A motion was made by Gary Israel, seconded by Alex Zarchan, to adjourn at 5:57pm. Motion carried 2/0.

Respectfully Submitted by,



Lance Onstott
Stormwater/GIS/Planning Technician

Approved this 9th day of October, 2018 by the Andover City Subdivision Committee, City of Andover