

ANDOVER PLANNING COMMISSION  
SUBDIVISION COMMITTEE  
**October 9, 2018**  
**Minutes**

**1. Call to order.**

Brian Lindebak called the meeting to order at 5:33pm.

**2. Roll call.**

Subdivision Committee members in attendance: Brian Lindebak, Gary Israel, William Schnauber and Alex Zarchan.

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

**3. Approval of the minutes of the September 11, 2018 Subdivision Committee meeting.**

*A motion was made by Gary Israel, seconded by Gary Israel, to approve the minutes of the September 11, 2018 meeting. Motion carried 1/0/3. Brian Lindebak, William Schnauber and Alex Zarchan abstained.*

**4. Communications**

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

None.

**5. Review and recommendation on the Prairie Pointe at Cornerstone 2<sup>nd</sup> Addition Final Planned Unit Development Plan.**

Marc Dolechek, Garver, was in attendance to present the application.

Les Mangus stated that the City's planning consultant, Bickley Foster, has requested some minor mechanics revisions/corrections to the text on the plan. Butler County has also requested that Cobblestone Ct. be renamed in order to avoid confusion with the existing Cobblestone Ct. (Phase 1). Additionally, City addressing guidelines limit the use of names for courts to one occurrence regardless of the courts originating street name. Both items are expected to be completed by the next meeting of the Planning Commission.

Alex Zarchan asked if this proposed development is planned to be located between the school and the proposed surgical center development.

Brian Lindebak stated that there is current building of duplexes (phase 1) at this location, and this plan represents the second phase of this development. It will be directly south of the units currently under construction.

Les Mangus indicated that there is a total of three phases of the Prairie Pointe at Cornerstone development planned south of Keystone Pkwy. This is the second phase; one more is expected. Cobblestone St. will eventually connect to 159<sup>th</sup> St. as part of the third phase.

Steve Anderson asked for clarification regarding the one waterline and one utility easement indicated on the title report but not shown on the plan.

Mark Dolechek, Garver, indicated that they will create an exhibit showing the location of the easements before the Planning Commission for staff to review.

*A motion was made by Brian Lindebak, seconded by William Schnauber, to approve the Prairie Pointe at Cornerstone 2<sup>nd</sup> Addition Final Planned Unit Development Plan with the following conditions: 1) agent provides staff with a depiction of both the waterline and utility easement as indicated on the title report, 2) agent works with staff to complete the street name change of the current Cobblestone Ct., 3) agent completes all requested corrections to the plan's text as requested by the City's planning consultant . Motion carried 4/0.*

## **6. Member items.**

Alex Zarchan asked staff for an update on USD 385's high school projects.

Les Mangus stated that designs for both campuses have been completed. Both projects have run into environmental issues. Both sites have regulated waterbodies that the district and their representatives are working to secure the required permits. Additionally, the Andover High School campus is working through the details regarding the pipeline that runs underneath the proposed footprint of the new building.

## **7. Adjourn.**

*A motion was made by Gary Israel, seconded by William Schnauber, to adjourn at 5:46pm. Motion carried 4/0.*

Respectfully Submitted by,



Lance Onstott  
Stormwater/GIS/Planning Technician

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