

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
November 13, 2018
Minutes

1. Call to order.

Brian Lindebak called the meeting to order at 5:27pm.

2. Roll call.

Subdivision Committee members in attendance: Brian Lindebak, Gary Israel, William Schnauber and Alex Zarchan. Member Brian Lindebak left the meeting at 5:52pm after item #5.

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 October 9, 2018 Subdivision Committee meeting.

A motion was made by Gary Israel, seconded by William Schnauber, to approve the minutes of the October 9, 2018 meeting. Motion carried 4/0.

4. Communications

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

None.

5. Review and recommendation on the Amended Final Planned Unit Development Plan of Terradyne Estates 3rd Subdivision.

Bill Fox, Poe & Associates, Inc., was in attendance to represent the application.

Mr. Fox stated that this final plat is essentially the same plat that was submitted multiple years ago.

Brian Lindebak asked for clarification of items 6 and 10 on the title report – a covenant and storm sewer easement. Both are not depicted on the plat.

Mr. Fox responded that he does not believe the storm sewer easement is located on the plat.

Brian Lindebak asked the applicant to produce an exhibit before the Planning Commission review of the plat that depicts the location of the storm sewer easement and further information regarding the covenant.

Brian Lindebak asked for clarification of the dimension shown on the south boundary of Lot 2. He suggested removing the 110.65' dimension which is inclusive of Reserve A in order to eliminate any possible confusion.

Mr. Fox responded that this can be revised.

Brian Lindebak asked the applicant to provide the benchmark on the plat.

Mr. Fox confirmed it is included on the revised final plat.

Brian Lindebak asked if the access control is the south 46 feet of Lot 1 and Reserve B.

Mr. Fox stated that the 46 feet indicated on the plat is actually the existing right of way. The access control for Lot 1 on Glendevon Rd. is the south 35 feet depicted on the revised plat. The access control location was determined by the median currently existing in Glendevon Rd.

Brian Lindebak asked if the intent of Reserve A and Reserve B is to reduce the front setback.

Mr. Fox indicated the intent is to define who will maintain the existing fence and landscaping. There was some contention years ago about who owned and maintained the fence. The reserves are an attempt to clean that up.

Les Mangus stated that he believes a recent survey shows the fence located within the right of way.

Brian Lindebak stated that as best as he can tell, it looks like the fence is located within the lots and not the reserves/right of way. He believes Reserve A and Reserve B are better suited as right of way. He asked if the use of the reserve areas is strictly for utilities.

Mr. Fox stated that they are for utilities and landscaping.

Brian Lindebak indicated entry monuments should be stricken from the reserve use language as they are not compatible with utilities. He noted that the plat will more-than-likely be recorded in 2019, so the references to 2018 should be revised.

Mr. Fox stated that the preliminary plat shows the north-south run of the fence is located on the lot lines. The east-west portion of the fence is located within the right of way.

Les Mangus stated that the inclusion of the reserves was intended to require the maintenance of the landscaping and fence on the adjacent property owners. In order to include the reserves, the right of way was reduced to the depicted 64 feet, which is consistent with the width necessary for a looped residential street.

Brian Lindebak asked to confirm that the included 15-foot utility easement was to bring sewer to the southern lot.

Mr. Fox stated that an easement by separate instrument north of this plat will bring sewer to the lots.

Brian Lindebak reiterated his concern with the fence being located within a utility easement.

Les Mangus suggested the sewer be located further within the easement toward the lots to try an eliminate any conflict with the fence.

Mr. Fox stated he believes this can be accommodated.

Brian Lindebak stated that a hold harmless agreement may be an option if the sewer cannot be located further away from the fence.

Mr. Fox indicated that the lots are fairly large, so locating the sewer away from the fence should be possible.

A motion was made by Brian Lindebak, seconded by Gary Israel, to approve the Amended Final Planned Unit Development Plan of Terradyne Estates 3rd Subdivision with the following conditions: 1) inclusion of an additional north-south ten (10) foot utility easement and, 2) address title report items with staff. Motion carried 4/0.

6. Review and recommendation on the USD 385 – Andover Central High & Middle School Addition Preliminary Plat.

Prior to leaving the meeting, Brian Lindebak suggested to the Committee that the USD 385 projects should not be approved without review of corresponding traffic reports.

Phil Meyer, Baughman & Co., and David Jackson, USD 385, were in attendance to represent the application.

Discussion centered on the requirement, timing and scope of traffic studies related to this plat. City staff and applicants agreed to meet to discuss further before bringing the item back to the Subdivision Committee at its December 2018 meeting.

A motion was made by Gary Israel, seconded by Alex Zarchan, to table the USD 385 – Andover Central High & Middle School Addition Preliminary Plat. Motion carried 3/0.

7. Review and recommendation on the USD 385 – Andover High & Middle School Addition Preliminary Plat.

Phil Meyer, Baughman & Co., and David Jackson, USD 385, were in attendance to represent the application.

Discussion centered on the requirement, timing and scope of traffic studies related to this plat. City staff and applicants agreed to meet to discuss further before bringing the item back to the Subdivision Committee at its December 2018 meeting.

A motion was made by Gary Israel, seconded by Alex Zarchan, to table the USD 385 – Andover High & Middle School Addition Preliminary Plat. Motion carried 3/0.

8. Review and recommendation on the USD 385 – Meadowlark Addition Preliminary Plat.

Phil Meyer, Baughman & Co., and David Jackson, USD 385, were in attendance to represent the application.

Discussion centered on the requirement, timing and scope of traffic studies related to this plat. City staff and applicants agreed to meet to discuss further before bringing the item back to the Subdivision Committee at its December 2018 meeting.

A motion was made by Gary Israel, seconded by Alex Zarchan, to table the USD 385 – Meadowlark Addition Preliminary Plat. Motion carried 3/0.

9. Member items.

None.

10. Adjourn.

A motion was made by Gary Israel, seconded by Alex Zarchan, to adjourn at 6:46pm. Motion carried 3/0.

Respectfully Submitted by,



Lance Onstott
Stormwater/GIS/Planning Technician

Approved this 11th day of December 2018 by the Andover City Subdivision Committee, City of Andover