

ANDOVER PLANNING COMMISSION  
SUBDIVISION COMMITTEE  
**February 13, 2018**  
**Minutes**

The Andover City Subdivision Committee met for a regular meeting on February 13, 2018 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. William Schnauber called the meeting to order at 5:30 p.m. Other members present were Gary Israel and Brian Lindebak. Members not present were Alex Zarchan.

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

**Review the minutes of the December 12, 2017 Subdivision Committee meetings.**

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

*Brian Lindebak recused himself from any discussion due to business relations.*

**Review and recommendation on The Cornerstone Eighth Addition Final Planned Unit Development Plan.**

Brian Lindebak, MKEC Engineering, Inc. was present to represent the application.

Les Mangus explained that the sewer route MKEC has chosen does not allow access from the street on the main line that runs up the west side of the property. And the three triangular shaped lots are sometimes problematic for permitting in determining what is the front, back and side yards.

Brian Lindebak noted that this section of sewer is a larger line and is carried as deep as it can be. It is being paid for 50/50 with the adjoining property owner who is the Andover School District. This gives them access to the sewer for future use. There will be another access point for sewer to the parcel north when the project is further along. They could possibly provide an easement between two lots of the future parcel to allow access to the sewer. They are also trying to preserve the existing hedgerow.

Steve Anderson said that he agreed with the access but this could be 15-20 feet deep down a public street that involves a different maintenance problem when having to dig up the line, including pavement, safety and traffic. He suggested further review.

Les Mangus stated that carrying the eight-inch line to Sandstone would not be right due to the size. He asked if the line would run out of the ground before it can serve the remainder of the lots.

Brian Lindebak said that this is the deepest route. They will continue to work on design to establish routes and easements. Regarding the house placement issue, Lot 5 Block 4 was designed for placement to be either way on the lot with a 25 - foot setback. He suggested adding platters text restricting housing configurations on the other lots to enforce placement.

Steve Anderson proposed showing two alternates on the plat for side and front yard setbacks on the lot in question.

*William Schnauber made a motion, seconded by Gary Israel, to recommend the Andover Planning Commission approval of The Cornerstone Eighth Addition Final Planned Unit Development Plan as presented with conditions: 1. Supply new sanitary sewer layout. 2. Address setback restrictions on Lot 9, Block 4. Motion carried 2/0.*

**Member items:**

No member items.

**Adjourn:**

*William Schnauber made a motion, seconded by Gary Israel, to adjourn the meeting, at 6:00p.m. Motion carried 2/0.*

Respectfully Submitted by

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Daynna DuFriend  
Administrative Secretary

Approved this 10th day of July, 2018 by the Andover City Subdivision Committee, City of Andover.