

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
August 14, 2018
Minutes

1. Call to order.

William Schnauber called the meeting to order at 5:31 p.m.

2. Roll call.

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

Staff in attendance: City Administrator Mark Detter, 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 July 10, 2018 Subdivision Committee meeting.

A motion was made by Gary Israel, seconded by William Schnauber, to approve the minutes of the July 10, 2018 meeting. Motion carried 3/0.

4. Communications

a. Committee and Staff Report.

b. Potential Residential Development Report.

Les Mangus stated that since public improvements were completed at Prairie Creek 3rd Addition, building permits have picked up considerably.

5. Review and recommendation of The US 54/400 and Yorktown Final Plat.

Jason Gish and Joey Deneke, MKEC, were in attendance to present the application.

Les Mangus stated that no further responses have been received from utility companies. The revised plat for review at tonight's meeting includes a 25-foot reserve that will be included on the forthcoming planned unit development application. The temporary access points will be granted via license as to be revoked once freeway and frontage road projects are completed in the future.

William Schnauber asked for clarification regarding the language in the Owner's Certificate dealing with access management regulations.

Mr. Gish stated that they are referring to the US 54/400 Corridor Study's access management language, and will modify/strike that language to ensure it is correct.

Steve Anderson stated that the plat does include language referencing the licensing agreement regarding access, which he prefers to have on the plats for the record.

William Schnauber asked for clarification regarding the pedestrian crossing.

Les Mangus responded that the use of the reserve area included on this plat will be addressed during the establishment of the planned unit development that is forthcoming.

Mr. Gish asked how the locations of the access points by license will be described.

Steve Anderson responded that the dimensions will be included on the plat in addition to an exhibit in the agreement.

Alex Zarchan asked if the existing Yorktown Road will run parallel to the proposed Yorktown Street.

Les Mangus responded that the existing Yorktown Road will be modified to prevent two parallel through streets existing in such close proximity. Modification will include partial closings, but no vacations.

A motion was made by Gary Israel to approve The US 54/400 and Yorktown Final Plat. Motion seconded by William Schnauber. Motion carried 3/0.

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

Samantha Dillon and Scott Canfield, PEC, were in attendance to present the application.

Les Mangus asked the applicant if all easements included on the title report have been included on the preliminary plat.

Ms. Dillon confirmed all have been included.

Les Mangus indicated that the book and page of the Commerce Street dedication is missing.

Ms. Dillon indicated they would get that information added.

Les Mangus explained that the statute allowing vacation of easements via platting only applies to public easements. All private easements need to be labeled on both the preliminary and final plats to ensure no one believes the private easements have been vacated.

Ms. Dillon responded that they will make sure all public easements to remain and private easements are updated on both plats.

Les Mangus asked whether the latest preliminary plat includes proposed reserve uses.

Ms. Dillon confirmed that uses have been included.

Scott Canfield presented information from the completed traffic impact study. The plat includes a request for three openings along 13th Street, complete access control along Yorktown Street and two openings along Commerce Street. The traffic volumes do not warrant any turn lanes on existing roads. The middle driveway to the site included on this plat would be in an intersection influence area once

Yorktown Street is improved resulting in a possible scenario requiring the conversion of this driveway into a right-in, right-out only access point or some other limited access point.

Les Mangus asked why complete access control along Yorktown Street was included.

Ms. Dillon indicated that the owner is not currently looking to secure access to Yorktown Street. The site will be able to be served with the openings that currently exist along 13th Street and additional openings along Commerce Street upon improvement.

Les Mangus responded that not including access along Yorktown Street limits the nearly 400 trips during its peak hour to one street, which does not represent good planning and doesn't make sense for the future.

Ms. Dillon reiterated that the site would potentially have access to two streets – 13th Street and Commerce Street – once Commerce Street is improved. She said the owner is still finalizing plans for the site, and requests for access to Yorktown Street are part of that discussion, although the latest development is to not request any access to Yorktown Street.

Steve Anderson asked the applicant if no access would be a basis for not participating in the cost of improving Yorktown Street.

Ms. Dillon responded this was potentially correct.

Steve Anderson stated that the real reason for the included complete access control is to avoid the cost of improvement.

Les Mangus commented that the applicant is part of a bigger transportation system, cost or no cost.

Ms. Dillon stated that it is something they can speak with the owner about.

Les Mangus asked the applicant to present the drainage report.

Ms. Dillon stated that the site flows to the east, and that the same drainage pattern will remain after improvements. The current overflow structure on site would be improved.

Steve Anderson stated that he has some concerns regarding the drainage report as submitted. The plat includes a reserve for drainage, but the drainage report fails to mention the reserve. He would suggest that the drainage report be revisited and checked for accuracy and completeness. He offered to meet in the field to discuss details.

Ms. Dillon agreed that there are some details that need worked out, and that her staff has not had time to fully digest the report. The intent is to make the existing reserve larger as to increase its capacity, but that fine-tuning is needed.

Steve Anderson stated that the interior access to the site is problematic. During initial meetings, the applicant indicated that the main access to the site would be moved east towards Yorktown Street in order to separate pedestrian and vehicular traffic. The plat as presented depicts the main access remaining in its current, middle location. He believes Yorktown Street remains the best option for primary access to the site. The inclusion of complete access control along Yorktown Street and Mr.

Canfield's analysis that the current primary access point may be required to convert to limited access once Yorktown Street is improved negatively impacts the accessibility of the site. Further traffic work is needed for this application. Furthermore, the Subdivision Regulations require participation in the costs of street improvements included on the plat. Exempting the owner from participating in the cost of Yorktown Street and Commerce Street is a Governing Body decision.

Les Mangus recommended that the review of this application be continued to the next meeting of the Subdivision Committee. The special use application included on the August 21, 2018 Planning Commission agenda will include a recommendation of approval with the condition of successful platting before a certificate of occupancy can be issued for the new building. This will allow time to clear up the remaining platting issues.

William Schnauber stated that he believes there are too many issues of importance that need to be worked out prior to going to the Planning Commission. He also recommends the review be continued.

Steve Anderson offered to schedule a follow-up meeting with the applicant.

Mark Detter asked the applicant to hold further discussions with the owner regarding access to Yorktown Street. He stated that the site was opened nearly 15 years ago with almost no public improvements. Improvements need to be addressed.

Gary Israel confirmed that private easements need to be included on both the preliminary and final plats, the drainage report needs finished and the traffic study needs to be discussed further. He asked how many additional students the new building is planned to accommodate.

Ms. Dillon stated that the improvements to the site include existing building renovations, additional parking to accommodate an influx of new students and a new building to serve as a facilities management building with a limited number of classrooms.

Gary Israel stated that he does get held up in traffic along 13th Street as he leaves work at Vornado at certain times throughout the day, so traffic is a big deal for the area and deserves further study.

A motion was made by Gary Israel to continue the review of the Butler County Community College Addition Preliminary and Final Plats to allow time to address private easement labeling, completion of the drainage report and additional traffic study. Motion seconded by William Schnauber. Motion carried 3/0.

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

Jason Gish and Joey Deneke, MKEC, were in attendance to present the application.

Les Mangus stated that staff is working with MKEC on some utility and drainage concerns. There is a substantial flood plain on this site that deserves attention. Placement of the street opening along 120th Street is also a current conversation, along with participation in the cost of potential improvements. There is a petition from 1998 to improve the road, and he believes it's time that some improvement is made.

Jason Gish acknowledged that they do owe staff additional information regarding the drainage. The large lots present a challenge to typical residential subdivision drainage design. Further definition of watersheds and identification of escape routes will be addressed. Layout is not expected to change much. Additional easements may be included in the proposed reserves to accommodate drainage and utilities. He will speak with the owner regarding potential improvements to 120th Street.

Les Mangus indicated that there are a number of details that need worked out before bringing this application to the Planning Commission.

William Schnauber asked about the easement shown on the plat, and wanted to clarify that staff had no concern regarding its location.

Les Mangus responded that the easement will restrict the location of any structure on the affected lots, but the lots are large enough to accommodate.

William Schnauber asked about the revisions to the existing planned unit development generalities.

Les Mangus indicated that much has changed on the site over the past 10 years, but no revision proposed defies the original PUD ordinance or the general provisions recorded.

A motion was made by Gary Israel to continue the review of the Final Planned Unit Development Plan for Phase 6 of the Flint Hills National Addition. Motion seconded by William Schnauber. Motion carried 3/0.

8. Member items.

Gary Israel stated that Vornado is looking into expanding its current location.

9. Adjourn.

A motion was made by William Schnauber, seconded by Gary Israel, to adjourn at 6:29 p.m. Motion carried 3/0.

Respectfully Submitted by,



Lance Onstott
Stormwater/GIS/Planning Technician

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