

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE

March 13, 2007

Minutes

The Andover City Subdivision Committee met for a regular meeting on Tuesday, March 13, 2007 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:30 p.m. Other members present were Jan Cox and JR. Jessen. Others in attendance were Director of Public Works and Community Development Les Mangus, Administrative Secretary Deborah Carroll, and City Clerk/Administrator Jeff Bridges.

Call to order

Review the minutes of the February 13, 2007 Subdivision Committee.

Review the minutes of the Feb. 13, 2007 Subdivision Committee.

Lynn Heath made a motion to approve the minutes as presented. JR Jessen seconded the motion. Motion carried 2/0 with Jan Cox abstaining.

Communications:

Communications

Review the City Council minutes from the February 13, 2007 meeting. The minutes were received and filed.

Review the minutes of the February 20, 2007 Planning Commission meeting. The minutes were received and filed.

Review the Sketch Plat for the Marketplace East Multiple-Family Residential Development. Jason Gish from MKEC Engineering represented the applicant until his arrival. Jason said the developer Jeff Bennett will be here shortly.

Review the sketch plat for the Marketplace East Multiple-Family Residential Development.

Jason Gish explained this is a proposed four plex community with 2-car garages for each unit. The developer plans to sell each individual unit. Every unit will have frontage to a public street. Jason does not want the zoning changed for this property, but is asking for a way to grant of public access and utility easement. He said the public street will have a 64' right-of-way with the 25' setbacks.

Jeff Bennett, developer, arrived at 6:10 p.m.

Jeff Bridges asked if each building or dwelling unit would be platted. Jason Gish said they will plat each building and apply for a lot split after that. Les said a legal lot split must be done

for individual ownership.

There was general discussion about the property line running down the center of the driveways with a Homeowners Association for common maintenance of the properties. Jeff Bennett said this is the same concept as a more affordable patio home.

Jeff Bridges asked Les what is common property and what is private. Jason said they would work that out to satisfy the city. Jeff Bennett suggested a fund set up by the HOA specifically for the replacement or repair of the driveways.

These buildings will be 12,000 square feet divided equally into 4 units with 3 bedrooms and 2-3 bathrooms. Each unit will have a partially finished basement. Les said he does not think all the floor plans or exterior finishes need to be identical. Rooflines and elevations could be unique to each building. There was discussion about keeping driveways off of collector streets.

Jeff Bennett said he wanted to develop this area with commonality between the buildings, but did offer to make some changes to avoid the “cookie cutter” impression.

Jeff Bridges asked for the amount of living space per unit. Jeff Bennett said it will be 912-1,000 main floor sf. plus the 400-500 sf. of finished space in the basement.

JR asked for the width of the driveways. Jason Gish is proposing they be 15’ wide. Les said this may not be wide enough for Fire Chief approval who will likely ask for 20’. Jason Gish said a wider drive would encourage excessive outdoor parking.

There was general discussion about the legal division of the properties. Les said the center line of the driveway would be the property lines. Each unit will require independent private utilities. JR said he would like to see more space for visitor parking.

Lynn Heath asked if the density of this development is a problem. Les said it is not.

There was general discussion about lot sizes of 180 feet deep and 110 feet wide. Building size is 105 feet by 75 feet. Les said from face of garage to face of garage will need to be 60 feet

Jeff Bridges asked what type of covenant will be used for this neighborhood. Jeff Bennett said it will be strict which prohibits parking boats and RV's on the property, garage door stays shut, and wrought iron fencing only. Les reminded the developer of the required 15 foot landscape reserve along the east side which will encroach into the back yards of the houses on that side.

Jeff Bridges asked where the water from the detention pond would go. There was discussion about the drainage plan and underground storm sewer piping in certain areas. Les said water from the school site will flow south to the dry detention area at minimum grade.

Jeff Bridges asked for the name of this development. Jeff Bennett said that has not been decided yet.

There was discussion about the 136 units which would generate 80-82 trips per peak hour traffic.

JR asked if someone could buy all 4 units and rent them out. Jeff Bennett said that is possible.

Les said there will be debate with the Planning Commission for the 5' sidewalk on the through street considering there are 2 pedestrian friendly neighbors.

There was discussion about Lot Split applications being filed as soon as each building is constructed. Jeff Bennet said the units will be sold as soon as they are built.

JR was very concerned about the narrow driveways during fire emergencies. Jason Gish said the fire hydrant system would be designed to meet city regulations.

There was general discussion about the variation possibilities for exterior colors, floor plans, roof pitches, and etc.

Jeff Bridges asked about the construction schedule. Jeff Bennett said they would have to build 3-4 buildings as spec homes.

Les stated that due to this being a cluster development, Site Plan Review Committee approval will be necessary. Deborah Carroll suggested the developer present this sketch plan to that committee directly after the zoning hearing to get their architectural and landscaping direction.

Jeff Bridges asked for the market price of these units. Jeff Bennett said they hope to build them for a minimum \$120,000 to \$140,000 with extras. Lynn Heath commented that due to the location of this property next to the YMCA and the school, it is an ideal location for starter homes.

Jeff Bridges left the meeting at 6:20 p.m. General discussion continued about the possibility of a neighborhood city park. Les said it is not a good place for that considering the close proximity to the YMCA and the school who both have open space. Discussion continued about the school perimeter chain link fencing. Les suggested the developer contact the school about this for further information. JR still thought a recreation amenities in the detention pond reserve would be a good idea.

Committee members asked for updated sketches to be included in the Planning Commission packet for the meeting on March 20th which would include sidewalks and potential recreation amenities in the detention pond reserve. Jason said he would get the revision done by Thursday.

Member items. none

Member items.

Jan Cox made a motion to adjourn the meeting at 6:30 p.m. JR Jessen seconded the motion. Motion carried 3/0.

Deborah Carroll
Administrative Secretary

Approved this 10th day of April 2007 by the Andover City Planning Commission/ Board of Zoning Appeals, City of Andover.