

**ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE**
July 10, 2007
Minutes

The Andover City Subdivision Committee met for a regular meeting on Tuesday, July 10, 2007 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:37 p.m. Other members present were John Cromwell and Janice Cox. Others in attendance were Director of Public Works and Community Development Les Mangus, and City Clerk/Administrator Jeff Bridges.

Review the minutes of the June 12, 2007 Subdivision Committee.

John Cromwell made a motion to approve the minutes with the correction of the motion to adjourn being made by John Cromwell. Lynn Heath seconded the motion. Motion carried 2/0/1 with Janice Cox abstaining.

Communications:

Review the minutes of the June 12, 2007 Subdivision Committee.

Communications

Review the minutes of the June 19, 2007 Planning Commission meeting. The minutes were received and filed.

Review the Marketplace Village First Addition Final Planned Unit Development Plan located on the south side of YMCA Drive and East of Yorktown St.

Review the Marketplace Village First Addition Final Planned Unit Development Plan

Jason Gish of MKEC presented the Final Plan for the applicant BGS Companies, Inc, and presented a draft of the proposed restrictive covenants. Jason explained that the remainder of the Staff Comments had not yet been addressed.

Les Mangus presented the review comments from Bickley Foster and explained that most of the comments were formatting issues that resulted from transferring information from the preliminary PUD. Les also added that grading and storm sewer easements were needed to accommodate the grading work being done with the Marketplace East improvements.

Janice Cox mentioned that the application states that no sidewalks are proposed for the addition, but the PUD requires 5' sidewalks on Village Green Street. Jason Gish responded that a sidewalk plan will be submitted for review at the Planning Commission.

Jeff Bridges asked Jason Gish if the developer still intended to install all of the public improvements with private funding. Jason responded that was correct, because the developer wants to get the project started this year.

Janice Cox made a motion to recommend approval by the Planning Commission of the Final Plan with the satisfaction of the Staff and Bickley Foster comments, and the correction of the application to include the installation of the required sidewalks. John Cromwell seconded the motion. Motion carried 3/0.

Member items. Lynn Heath mentioned that he will not be at the July 17, 2007 Planning Commission Meeting. John Cromwell expressed concern for transportation planning to accommodate future growth. Janice Cox asked that the General Provisions text be closely scrutinized for consistency on all Final PUD Plans.

Member items.

Lynn Heath made a motion to adjourn the meeting at 6:20 p.m. Adjourn. John Cromwell seconded the motion. Motion carried 3/0.

Leslie E. Mangus
Subdivision Administrator

Approved this 14th day of August 2007 by the Andover City Planning Commission/ Subdivision Committee, City of Andover.