

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE

August 14, 2007

Minutes

The Andover City Subdivision Committee met for a regular meeting on Tuesday, August 14, 2007 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:35 p.m. Other members present were John Cromwell and Janice Cox. Others in attendance were City Clerk/Administrator Jeff Bridges, and Administrative Secretary Joan Yunker. Subdivision Administrator Les Mangus was absent.

Call to order

Review the minutes of the July 10, 2007 Subdivision Committee.

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Jan Cox made a motion to approve the minutes as written. John Cromwell seconded the motion. Motion carried 3/0.

Communications:

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Review the City Council minutes from the July 10, 2007 meetings. The minutes were received and filed.

Review the minutes of the July 17, 2007 Planning Commission meeting. The minutes were received and filed.

Review the minutes of the July 9, 2007 Site Plan Review Committee meeting. The minutes were received and filed.

Review the Preliminary Planned Unit Development Plan for the Riverstone Reserve Addition located at the southeast corner of southwest 130th street and Andover Road.

Phil Meyer of Baughman Company, P.A. and Kris Rose of Baughman Company, P.A. represent the applicant, Also present was Tom Mack of Riverstone Development Company, LLC.

Lynn Heath asked if there are any comments.

Jeff Bridges stated the applicant submitted an annexation petition, which the Planning Commission will make a recommendation on at the meeting on August 21, 2007. Baughman will be asking for an annexation contingent on satisfactory zoning.

Lynn Heath asked if The Committee would like to discuss the Review of Preliminary Riverstone Reserve PUD Plan – 08/08/07 by C. Beckley Foster, Planning Consultant.

Phil Meyer responded there are not a lot of significant changes from the sketch plat to this preliminary plat. The applicant is 90% sure that the name will be Riverstone Reserve. Mr. Meyer addressed Les Mangus memorandum first.

- No street connection to the south.
- The applicant plans on gate this community or to even to make connections to the east a little more difficult, but Stoneridge Court cul-de-sac is set it up so the a connection could happen at a later date based on what ever happens to the east.
- No sidewalk in this subdivision since it is a gated community. Possible to offer that maybe some sidewalks in this reserve J, this reserve J is nice wooded area on the western, we will build walking trails through a pond and community swimming pool at Reserve K.
- Paving on 130th we will continue to work with the staff on this, in phases.
- Comment #9: Les is ok with the size of lots, number of lots, and the traffic will generate.
- Comment #10: The applicant left the flexibility for depending on what happens to the east.
- Comment #27: The applicant intends to save the hedgerow on the east; the applicant does not want to interfere with that hedgerow. A wider utility easement could be plotted 30 or 35 foot wide, what ever is needed to not interrupt the growth.

Phil Meyer stated that they are working with the pipeline company regarding the edge of the easement, and building set back.

Phil Meyer would like to go thru Bickley's comments or just the ones the applicant doesn't agree with.

Lynn Heath stated that would be fine to visit the issues in disagreement.

Phil Meyer responded to Bickley's comments of concern:

Comment #7: The final plat scale will be 100'=1", our office

thought it would be more important to have a concise one page PUD document that is useable than to get this in 2 pages and 36x36 planned page and a bigger page and other page for the text.

Comment # 9: Object. We agree with Les's comments.

Comment #10: Was covered by Les Mangus comments.

Comment # 11: Leave as stated.

Comment #15: The layout was designed to slow down traffic speed with traffic calming techniques.

Comment #17: Symbol is a tree.

Comment #19: The plan is one zoning parcel with 3 phases of final PUD plans to be filed with restrictive covenants.

Comment #23: This is general statement on the right of way with a 50' adjacent to residential and 60' on commercial.

Comment #25: Will work out with Les. Will add in PUD text.

Comment #26: Leave as stated.

Comment #27: Do it with the easement.

Comment #29: Will clarify on the PUD.

Phil commented that he will work with Les on all of Bickley's comments.

John Cromwell made a motion to recommended approval to the Planning Commission with the comments address as discussed. Jan Cox seconded the motion. Motion carried 3/0.

Member items.

Lynn Heath wanted to know about the commission, position available. Jeff Bridges responded that we will need an extra territorial.

Member items.

John Cromwell made a motion to adjourn the meeting at 6:35 Adjourn.

p.m. Jan Cox seconded the motion. Motion carried 3/0.

Joan Yunker
Administrative Secretary

Approved this 11th day of September 2007 by the Andover City
Planning Commission/ Subdivision Committee, City of
Andover.