

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE

October 9, 2007

Minutes

The Andover City Subdivision Committee met for a regular meeting on Tuesday, October 9, 2007 at 909 N. Andover Road in the Andover Civic Center. Acting Chairman Jan Cox called the meeting to order at 5:34 p.m. Other members present were John Cromwell. Others in attendance were Director of Public Works and Community Development Les Mangus, City Clerk/Administrator Jeff Bridges, and Administrative Secretary Joan Yunker. Member absent was Lynn Heath.

Call to order

Review the minutes of the September 11, 2007 Subdivision Committee.

Review minutes of the September 11, 2007.

Jan Cox stated that the minutes needed to be corrected on page 5, 1st paragraph the motion was made by John Cromwell; Jan Cox seconded the motion with reservations because of the screening.

John Cromwell stated on page 2, 2nd paragraph (Kenny stated that we will comply) should be (Kenny stated that the developer will comply).

John Cromwell made a motion to approve the minutes accepted as corrected. Jan Cox seconded the motion. Motion carried 2/0.

Communications:

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Review the City Council minutes from the August 28, 2007 and September 11, 2007 meetings. The minutes were received and filed.

John Cromwell made a comment in the City Council minutes of August 28, 2007, that one of the Planning Commission members will step down due to the requirements of the commission.

Review the minutes of the August 21, 2007 Planning Commission meeting. The minutes were received and filed.

Review the Site Plan Review Committee minutes of the September 4, 2007 meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review the Cornerstone 3rd Addition Final PUD Plan.

Review

From Les Mangus Memo : This phase completes the long loop street started with the first phase. The layout of streets and lot sizes are reflective of those in the Preliminary PUD. The area being finalized varies slightly from the phasing shown on the Preliminary PUD in an effort to provide for the sector of the market with the highest demand. Staff supports the plan as submitted with the satisfaction of the remaining items from the checklist.

Cornerstone 3rd
Addition Final
PUD Plan.

Jason Gish of MKEC Engineering Consultants, Inc. represented the applicant. The lots to the south have a hedgerow that will cut thru the quarter section and the larger lots are on the south side, smaller lots to the north. The Developer has met all the requirements on the lots sizes. Lot 27 of block 4 will be adjusted to make the lot wider. In Sandstone Court we were unable to create a loop street. The collector will go out and will connect to 159th street, in a future phase. The 8' sidewalk will go on the side of the collector, there will be a pond in that area.

John Cromwell asked is this area now agricultural?

Jason Gish responded yes.

Jan Cox responded the sidewalk will take people to that reserve area.

Jason Gish stated yes.

Jan Cox asked are the 5' sidewalks on Fieldstone and Slatestone streets? This was not mentioned on the loop street.

Jason Gish responded yes, the rest are cul-de-sac, we are working this out to make sure that they will fit with the loop. Our intention would be to make this whole loop Bluestone. I don't know how they would assign addresses to the whole street that loops around like this.

Les Mangus responded, we addressed the loops as one street name before.

John Cromwell responded, at Montana Hills, Logan Pass loops all the way around. We will see if this is logical or not.

Jason Gish responded, Les made a suggestion that we try to have a loop street on Sandstone Court in order to accommodate as few lots on the collector street as possible. We put the

property line on the north side so that the lots would gain the hedgerow. We are trying to keep our minimum lot depth at 130' deep, but most of our lots are deeper. The lots along the hedgerow are deeper to deal with the utilities.

Jan Cox stated, I am not sure with the angles but I measured Sandstone Court as 624.26', but the General Provisions limit cul-de-sac length to 600 feet.

Jason Gish responded the reserve is 605'.

Jan Cox asked Les Mangus would this be a problem with the general provisions.

Les Mangus responded, the regulations don't define how to measure the length of a cul-de-sac. This is not a problem at 605'.

Jan Cox asked Jason Gish do you have anything else that you would like to draw to our attention.

Jason Gish responded no, unless you have any other questions.

Jan Cox asked, Les Mangus if he had any questions.

Les Mangus responded, they have provided the Title report and the drainage study. Lots 38-53 of block 2 are listed as having a minimum pad elevation. But those lots back up to the 1st Addition.

Jason Gish responded it should be lots 23-27, and lots 5-14 of block 2, will have minimum pads, not 38-53 lots.

Jan Cox asked on the general provision #4 it references a minimum foundation opening elevation for each lot. Can you explain to me the reconciliation of #4 to the minimum pad elevations?

Les Mangus responded #4 is on drainage and would require that a minimum opening to be at least a foot above the base flood elevation. The developer is going to go 3' rather than the minimum required 1'.

Jan Cox stated, so we are adding to and not taking away.

Jason Gish responded that is our intent.

Jan Cox stated to help clarify; we have been talking about the Cornerstone parcel, which parcel is this?

Les Mangus responded it is part of 4 and part of 9, all of the parcel provisions and the densities are the same between 4 and 9 as far as the minimum lot sizes.

Jan Cox asked, were there any changes from the preliminary to this final other than what we have covered.

Les Mangus responded just to the final street alignment.

Jan Cox asked, Is the developer going to give the committee a breakdown of the lots under 10,000 square feet.

Jason Gish responded, the average lot for this phase is 10,000 square feet. I will provide an excel spreadsheet that graphically shows the lot sizes.

Jan Cox asked, Block 4, lots 29-39 on page 1, the easement drainage and utility easement is into those lots. Is that due to a hedge trees.

Jason Gish responded, yes.

Jan Cox asked will there be some kind of utilities in the back.

Les Mangus responded yes, cable television, electric, telephone will likely be in the rear.

John Cromwell made a motion to approve the Cornerstone 3rd Addition Final PUD Plan based on the provisions that the minimum pad elevations to be clarified, the excel spreadsheet break down of the lots, and sidewalk plan. Jan Cox seconded the motion with the provisions. Motion carried 2/0.

Member items. None

Member items.

John Cromwell made a motion to adjourn the meeting at 6:06 p.m. Jan Cox seconded the motion. Motion carried 2/0.

Respectfully Submitted by

Joan Yunker
Administrative Secretary

Approved this 13th day of November 2007 by the Andover City
Planning Commission/ Board of Zoning Appeals, City of
Andover.