

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE

November 13, 2007

Minutes

The Andover City Subdivision Committee met for a regular meeting on Tuesday, November 13, 2007 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:32 p.m. Other members present were Jan Cox. 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 John Cromwell.

Call to order

Review the minutes of the October 9, 2007 Subdivision Committee.

Review the minutes of the October 9, 2007 Subdivision Committee.

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

Communications:

Communications

Review the City Council minutes from the September 25, 2007 and October 9, 2007 meetings. The minutes were received and filed.

Review the minutes of the September 18, 2007 Planning Commission meeting. The minutes were received and filed.

Review the Site Plan Review Committee minutes of the October 2, 2007 meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review the Final PUD Plan of the Riverstone Reserve Addition.

Review the Final PUD Plan of the Riverstone Reserve Addition.

From Les Mangus Memo: This is the first phase of the Riverstone PUD. This phase completes the long loop street from SW 130th St. The layout of streets and lot sizes are reflective of those in the Preliminary PUD. All of the items from the checklist have been satisfied except for the statement from the pipeline operator on the minimum building setback. Staff supports the plan as submitted with the satisfaction of the remaining items from the checklist.

Phil Meyer of Baughman Company, P.A. represented the

applicant, and Tom Mack of Riverstone Development Company, LLC was present at the meeting. What we have before the committee is the Final Plat of the Riverstone Reserve, this plat has 92 lots this will be phase 1, and the entrance will come off of 130th street. We will comply with all of Les Mangus comments.

Les Mangus asked has the pipeline operator responded on the minimum building set back?

Phil Meyer responded yes, I have a verbal commitment, we are waiting on the final commitment.

Jan Cox stated could you explain the wording setback, and easement. I'm not sure, I understand what you are meaning.

Phil Meyer responded the existing easement that is in place today, has no building setback. There is currently a 40' easement and there is no additional building setback above and beyond the easement. You can actually build up to the easement with your house or out structure. Going thru the planning process Les Mangus asked us to go back to the pipeline company and make sure that they are satisfied with that. A lot of pipeline companies have a building setback above and beyond the easement. This is the area where they can work, but we would not put any structure closer. We have shown a 40' building setback.

Les Mangus responded that our subdivision regulations say that the pipeline operator should recommend the building setback.

Jan Cox stated this would be confined to that area.

Phil Meyer responded yes.

Tom Mack stated, this would be covered in the title work when we sell those lots so the homeowners will know that, and those lots will be priced accordingly, those lots will be lower price than if it did not have easement there.

Lynn Heath asked you have corrected the street?

Phil Meyer responded yes, the street name is corrected to Lonetree.

Les Mangus stated the drainage plan that I received was not

complete. It had the flow directions but it did not have any structures, and is missing some details.

Phil Meyer stated that we do have one request of the subdivision committee tonight. I met with the developers today, our office kind of took liberty of coming in here and platting all of Reserve J in this 1st Phase. We have a lake where, we have some things that may change. We really want to get this pool in, but this may change and adjust a little bit. We would like to reduce Reserve J and not include this end.

Lynn Heath stated, you will be reducing Reserve J in Phase 1.

Phil Meyer responded yes.

Jeff Bridges asked are you going to build a pool and not a street.

Phil Meyer responded no we will do the street and then the pool.

Lynn Heath asked Les Mangus do you have a problem with that request.

Les Mangus stated no.

Lynn Heath asked, have you renamed the Final PUD Plan.

Phil Meyer responded, we will concur with Les's recommendation.

Lynn Heath asked, what will be in the Reserve K?

Phil Meyer responded, it will be parking lots, and pool.

Lynn Heath asked, does any one have anything else.

Jan Cox stated, I have some questions. On that Reserve K the way it is marked, the arrow points to the same thing as this easement. Is Reserve K the whole thing.

Phil Meyer responded, yes. This arrow is for this dimension and this arrow is for the utility easement, but the Reserve K is from the center of the pipeline.

Jan Cox asked on the wording of the Phase 1 of parcel 1, it's says shall be as indicated on the final plat plan. Shouldn't

whatever that information is referencing be on the plan.

Les Mangus asked, access control?

Jan Cox responded yes, access points.

Les Mangus stated, it can stay on there it is on this plan.

Jan Cox responded, OK.

Jan Cox stated, this is just clarification, and on the drainage plan what does that diagram mean is this a hole where the water runs thru.

Les Mangus responded that is the drainage basin identification.

Phil Meyer stated yes.

Jan Cox asked has anything changed from the preliminary.

Phil Meyer stated no.

Lynn Heath asked any other questions or comments?

Jan Cox made a motion to recommended Riverstone Final PUD Phase 1 to the Planning Commission. Lynn Heath seconded the motion. Motion carried 2/0.

Review the Final PUD Plan of the Fifth Phase of the Crescent Lakes Addition.

From Les Mangus Memo: This phase completes Crescent Lakes Addition. The final two phases have been combined, and the layout of the streets and reserves have been modified. The overall lot count has been reduced because of the demand for wider lots. The developer has deviated from the sidewalk plan, which was approved with the last amendment to the Preliminary PUD. The uses in the reserves have been modified to move a swimming pool and related facilities to the reserve around the large lake, which could be problem with adjacent homeowners either for or against the new locations. The other items on the staff checklist are easily remedied.

Review the Final PUD Plan of the Fifth Phase of the Crescent Lakes Addition.

Phil Meyer of Baughman Company, P.A. represented the applicant and Randy Harder of Crescent Lakes Development, LLC was present for the meeting. We will go thru Les Mangus

comments, but we will skip B1 and come back to that later.

- *Reserve A didn't allow for a swimming pool and pool house in the Preliminary PUD. It was proposed at another location and allowed in what is now Reserve B.*
We have revised and corrected our text.
- *C15 – Min. Low Opening difference of 7.6' from Lot 23-24 Block C.*
We did a stair step on the minimum pad elevations stepping it down, that is the difference between 23 – 25 and we put a stair step on 24.
- *C17c – Clarify current mortgage holders.*
The way they have the trust set up the bank is the one that signs on behalf of the trustee.

Les Mangus stated that he noticed that there was a mortgage to Robert R. Whittaker Revocable Trust, and a mortgage to Robert R. Whittaker Revocable Trust again, and a mortgage from Crescent Lakes Development, LLC to Intrust Bank.

Randy Harder responded the Intrust Bank mortgage has been paid off about 6 months ago.

- *G.P. 16 – Misspelling of Lakecrest Drive, Crescent Lakes Drive should be Woodstone Drive.*
We have corrected the misspelling.

Jan Cox asked have you corrected the ones on G.P. 12? The 3rd line down over to the word 2 about five words from the end of the line. I think it should be “in the amount of land designated”.

Phil Meyer responded we will correct, is there any more?

Jan Cox responded yes, on the next line down, it's just the word “and” it should be “an” and the last one would be just a “t” on the word he, 6th line down just before ‘he Crescent Lakes’, it should be ‘the Crescent Lakes’. Also correct #8 had some errors, I'm not sure this could be fine, but it says “all separate homeowners associations shall join together to form a master homeowners associates” I feel it should be association.

Phil Meyer responded, we will correct.

Jan Cox stated, also following about four words over it also needs to be corrected and continuing that same sentence “to

properly maintain the areas listed above shall give the city the right to property maintain” it should be “properly maintain” not property.

Phil Meyer responded we will correct.

Jan Cox stated #6, the 3rd line up from the bottom of #6, about the 5th word from the end “trough” should be “thru and loop streets”.

Les Mangus responded we are taking that part of G.P 6 out, because there is no requirement for sidewalks on through or loop streets.

- *G.P. 15 – 25’ building setback shown with 15’ utility easements, Blding setback and utility easement text conflict along Block A.*
We have revised.
- *Replat the 33’ R/W on the west side of 1/4 section line to move east to align w/Winston Place.*
Have made the adjustment on the plat.
- *B1. – Preliminary PUD provides for 8’ sidewalk in the Greenway Reserves A,B, & D. to connect Central Ave. to the north end of the project.*

Phil Meyer stated, we would like to propose a new revised sidewalk plan to the committee. This will be an 8’ sidewalk coming from Covington Drive into the street right of way going in between Lots 16 and Lots 17. We do not want to run the sidewalks behind the houses, because we are concerned about when the homeowner is using their back yards in the evenings being disturbed with people walking and using the lake to go fishing. This is what the staff would like to do and this is our compromise. We could put this as a 20’ drainage & sidewalk easement between lots, this would cover the whole thing.

Les Mangus responded, in your covenants do you have a restriction on open fences.

Randy Harder responded, the fences will be wrought iron.

Les Mangus responded, we will work with you on that.

Lynn Heath stated you will be presenting this to the Planning

Commission Meeting next week.

Phil Meyer responded, yes.

Les Mangus stated, what you are saying is that you are going to do away with the 8' sidewalk on Woodstone, and you are going to have a 8' sidewalk on Convington that will follow along the east property line. With the lake sidewalks you might want to put in some bollards.

Phil Meyer responded, OK.

Jan Cox stated that she has a couple questions. I don't understand the application it doesn't agree with the streets. The right of way says they are 58' and it clearly shows that some are 66' and one 64'.

Les Mangus responded that is one of my comments to Kris Rose that needs to be corrected. The general provisions 3 to reflect the streets as they are flagged.

Jan Cox stated also the length on some of them, and one street is missing.

Phil Meyer stated we will do an amended page on the application.

Jan Cox asked Les Mangus on the drainage plan, block B have you studied the drainage plan?

Les Mangus responded, I have had some questions and I have met with Kris Rose.

Jan Cox stated on Block B, lots 21- 26 & 28- 32, the minimum pad elevation is 1328, but the drainage plan shows 1330 to 1335, this will put the house below the current grade. Is that going to be corrected?

Les Mangus responded, yes.

Jan Cox stated, I have found that in 2 or 3 or maybe more places.

Jan Cox asked, what is roll back curb and gutter?

Les Mangus responded the standard curb is 6 5/8" and the roll back is 3 5/8".

Jan Cox stated on the drainage and grading plans it uses the term 15' RCP.

Les Mangus responded that is 15" reinforced concrete pipe.

Jan Cox stated Les, will you be looking at those pad elevations?

Les Mangus responded, yes.

Jan Cox made a motion with the revisions, drainage reconciliation, application amendments, and the sidewalk revisions that we recommended the Final PUD Plan of the Fifth Phase of Crescent Lakes Addition to the Planning Commission. Lynn Heath seconded the motion. Motion carried 2/0.

Member items.

Member items.

No member items.

Jan Cox made a motion to adjourn the meeting at 6:45 p.m.

Lynn Heath seconded the motion. Motion carried 2/0 .

Joan Yunker
Administrative Secretary

Approved this 11th day of December 2007 by the Andover City Planning Commission/ Board of Zoning Appeals, City of Andover.