

ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS
October 16, 2007
Minutes

The Andover City Planning Commission met for a regular meeting on Tuesday, October 16, 2007 909 N. Andover Road in the Andover Civic Center. Vice-Chairman Lynn Heath called the meeting to order at 7:02 p.m. Commission members present were John Cromwell, Jan Cox, Dan Beck, and Jeff Syrios. Others in attendance were City Council Liaison Member J.R. Jessen, City Administrator Jeff Bridges, Director of Public Works and Community Development Les Mangus, and Administrative Secretary Joan Yunker. Members absent Quentin Coon and Byron Stout.

Call to order

Vice-Chairman Heath welcomed Dan Beck as the newest member to the board.

Review the minutes of the regular September 18, 2007 Planning Commission meeting.

Review the minutes of the regular September 18, 2007.

Jeff Syrios made a motion to approve the minutes as presented. John Cromwell seconded the motion. Motion carried 5/0.

Communications

Communications:

Review the City Council minutes from the September 11, 2007 and September 25, 2007 meetings. The minutes were received and filed.

Review the Subdivision Committee minutes from the October 9, 2007. The minutes were received and filed.

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

Review the Potential Residential Development Lot Report.

2008 Planning Commission Board of Zoning Appeal Meetings & Closing Date Schedule.

Les Mangus asked the committee to review this item, it will be on the November Agenda for approval.

Final PUD Plan of the Cottonwood Point Addition Phase 2

Final PUD Plan

of the
Cottonwood
Point Addition
Phase 2.

From Les Mangus Memo: This is the second phase of the Cottonwood Point Addition. The proposed layout reflects the basic configuration of the preliminary PUD phase 2, except that the lots have been made larger, thus reducing the number of lots in this phase/area. Staff supports the plan as submitted with the satisfaction of the remaining items from Bickley Foster's comments.

Vice-Chairman Heath asked Les Mangus if he had any comments. Les responded all the corrections and additions have been made.

Kenny Hill of Poe & Associates, Civil Engineer, representing the applicant. This is the 2nd Phase of an approved Preliminary PUD of the Cottonwood Point Addition. We have proposed 30 lots in the 2nd Phase, and the original PUD there was 36 lots in this same area. We have made the lots bigger and we have added one reserve. The lots before were 75' frontage and now they average 90'. We have done a Letter of Map Revision to establish the flood way and flood plain which is shown on the plat. One of the questions was the right of way with on Wren Field Drive, you require 66' and we have shown 70', the reasoning that we have done this is that there is a 8' sidewalk on one side of the street and that makes the grades work better with wider sidewalk by off setting the streets so that we have the same distance between the curb and the sidewalk that we would have with a normal 5' sidewalk. In Reserve B the developer is proposing to put in a pool in this area, we have added in the general provisions of the PUD the pool will be built when 50% of the phase is built out. We have submitted a revised PUD and have addressed all the comments from the Subdivision Committee. I will be glad to answer any questions that the committee might have.

Vice-Chairman Heath asked if anyone has any comments or questions for Kenny.

John Cromwell asked Les if all the comments have been addressed. Les responded that yes.

Jeff Syrios asked Les does everything look in order. Les responded, yes.

Jeff Syrios made a motion to approve the Final PUD Plan of the Cottonwood Point Addition Phase 2. John Cromwell seconded

the motion. Motion carried 5/0.

Final PUD Plan of the Cornerstone 3rd Addition

From Les Mangus Memo: This is the third phase of the residential portion of the Cornerstone Addition. 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.

Final PUD Plan of the Cornerstone 3rd Addition.

Vice-Chairman Heath asked Les if he has any comments.

Les Mangus stated, I have just received several items that were on the checklist today, so I have not had adequate time to go over them with great detail.

Jeff Syrios asked Jason, why are these at the last minute.

Jason Gish of MKEC Engineering Consultant Inc., representing the applicant. The revisions are at the last minute, because I wanted to make sure that they were correct and it took longer to get everything together. I had 3 major items from the Subdivision Committee.

1. To check the minimum pad tables. Those have been revised to reflect the corrections.
2. The sidewalk plan.
3. The PUD has language that talks about lots size minimums, 8500 square feet with the average being 10,000 square feet. I have provided an excel spreadsheet that graphically shows the lot sizes.

Les Mangus stated on the revised Cornerstone Third Addition page 1 of 2 the minimum pad elevations have not been corrected. It shows lots 38 – 53, Block 2 need to be removed.

Jason Gish responded, I will correct.

Jason Gish stated on 2 of 2 which is the south portion of this plat the minimum pad elevations, lots 5 -14, block 2, 1356.0, and lots 23-27, block 2, 1358.8. Also need to be corrected.

Jason Gish stated if you would look at the sidewalks plan, the 8' sidewalk is to follow the collector street which will make its way out to 159th street. The remaining streets are 5' sidewalks.

Vice-Chairman Heath asked if anyone has any questions or comments.

Jeff Syrios asked Les if all of his comments were addressed.

Les Mangus responded, yes.

Jan Cox asked, Sandstone on page 1 of 2 drops down to a 58' wide right of way, with a 29' street paved portion, could you explain.

Jason Gish responded, on the previous phases the main collector road has lots that directly have driveways off it. Sandstone was shrunk down because; it does not have any lots that have driveway frontages to it. That is our intent not to have driveways that attach that is a 29' street. I believe the right of way is 66', due to it being a major collector.

Jan Cox stated that should say so in the general provisions.

Les Mangus stated in the general provisions 3. B-4 states: Residential collector street right-of-way may be 58' with a 29' roadway width if designed with no residential driveway access points or on street parking. Commerical collector street right-of-way shall be 70' with a 41' roadway width.

Jan Cox responded will that be enough to get their attention.

Les Mangus responded, those are the words directly from the Preliminary PUD text.

Les Mangus stated the reserve would prevent any access on lots 1, 18, 28, 29 and could place an access control note on lot 17.

Jason Gish said that it would not be a problem to put an access control note on lot 17.

Vice-Chairman Heath asked if anyone else has any questions.

Jeff Syrios asked what is lot 40 going to do. Les responded that type of lot will normally have a side load garage.

Vice-Chairman Heath any more comments.

Jeff Syrios made a motion to approve the Final PUD Plan of the Cornerstone 3rd Addition with the specific adding a note for the access control on block 3, Lot 11 and block 4, Lot 17, and the correction of the minimum elevation table on both of 1/2 and 2/2. John Cromwell seconded the motion.

Vice-Chairman Heath any additional discussion.

Jan Cox asked, at Subdivision meeting you were going to do some work on lot 27 of block 4. Has that been done?

Jason Gish responded that we had talked about lot 27 of block 4. I talked with the staff and created a floor plan of different houses that have been used through out the development. It fits so, I did not change it.

Vice-Chairman Heath asked how wide is the lot at the set back.

Jason Gish responded it will be around 70', it is 8689 square feet.

Vice-Chairman Heath asked if their will be any more discussion. No responded.

Vice-Chairman Heath called for a vote. Motion carried 5/0.

Jan Cox stated, Thank you Jason for the extra information.

Presentation of the Low Impact Design/Post Construction

Rick Lanzrath of Storm Water Utility for the City of Andover, presented information on Low Impact Design/Post Construction. This presentation is to give information to the Planning Commission for the future when developing new policies regarding Low Impact Development, Post Construction and smart growth.

Low Impact
Design/Post
Construction

Member Items:

None.

Member Items:

*Jeff Syrios made a motion to adjourn the meeting at 8:08 p.m.
John Cromwell seconded the motion. Motion carried 5/0.*

Respectfully Submitted by

Joan Yunker
Administrative Secretary

Approved this 20th day of November 2007 by the Andover City
Planning Commission/ Board of Zoning Appeals, City of
Andover.