

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE

December 11, 2007

Minutes

The Andover City Subdivision Committee met for a regular meeting on Tuesday, December 11, 2007 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:37p.m. Other members present were John Cromwell and 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.

Call to order

Review the minutes of the November 13, 2007 Subdivision Committee.

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

Communications:

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Review the City Council minutes from the October 30, 2007 and November 13, 2007 meetings. The minutes were received and filed.

Review the minutes of the October 16, 2007 Planning Commission meeting. The minutes were received and filed.

Review the Site Plan Review Committee minutes of the November 6, 2007 meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

John Cromwell stated the unplatted lots do not seem to be correct. Les Mangus responded, the unplatted lots needs to be entered in manually, we are working to correct this.

Review the Final PUD Plan of the Terradyne Estates 3rd Addition.

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From Les Mangus Memo: The developer has revised the final PUD to include all of the remaining parcels in one in order to get the public financing in 2008. The single family zero lot line Parcel 1-A is substantially the same as what was approved some time ago, with a few minor changes to dimensions, easements,

etc. The townhome Parcel 2 is substantially the same layout as presented for the PUD Amendment in 2006. The title report revealed that a small portion of Lot 1 Block where it adjoins the houses on Terradyne St. actually belongs to the Terradyne Homeowner's Association so it will have to be removed from the plat or a signature line added. A General Provision was omitted which provided for 25' front setbacks in front of any garages that might open onto the street. With the correction of those to items staff approves of the plat as submitted.

Kenny Hill of Poe & Associates, Inc. represented the applicant. This was originally approved with the patio home lots and the large lot where the club house is, and has not been recorded. Now we are coming back and revising before we record it to include the townhomes. What we have done is we have added 7 townhome units which will be 32 dwelling units. Those lot lines will match the wall in the proposed units so they will sell off each individual tract with the unit. The streets are private within Parcel 2, with no sidewalks. We have changed the entrance onto 159th to match this revised plan.

Chairman Heath asked Les Mangus have all your comments been addressed.

Les Mangus responded after I received the final revised Terradyne 3rd Addition, I had 2 comments. To add statement about 25' setback to the garage, and that property had been deeded to the Homeowners Association, which needs to be removed or a signature line for the Homeowners Association added.

Kenny Hill stated that we will remove that entirely from the plat.

Kenny Hill stated we have put a curve in the Reserve F, which is the fire lane access. We met with the Fire Chief and the Fire Chief was fine with the proposal.

Chairman Heath asked will the Reserve F Fire Access road go all the way around the townhouse?

Kenny Hill responded no, this will end in the turn around at the east end.

Chairman Heath asked does anyone have any questions for Kenny.

Jan Cox stated on the Final PUD Terradyne Estates 3rd Addition Plat the first sheet says 1 of 2 and the second sheet says 2 of 2, and the last page says 3 of 3, this should be consistent. Reserve F is to be a fire lane only, how are you planning to keep the people from parking on that area.

Kenny Hill responded, we did discuss that as far as blocking that off, however that is a golf cart path, it will be posted as a fire lane with no parking. All the access to the units is in the front with nothing in the back, so there should not be any traffic in this area.

Chairman Heath stated the townhomes will have private streets and no sidewalks.

Kenny Hill responded, yes.

Chairman Heath asked any other questions.

Jan Cox asked Les Mangus is the drainage plan fine.

Les Mangus responded yes, they are collecting all the drainage and routing it over across the street into the dry detention pond that they built, which is their driving range.

John Cromwell made a motion to recommended to the planning commission the Final PUD Terradyne Estates 3rd Addition with the 3 conditions:

1. Lot 1 Block that the Homeowners Association property be removed.
2. Add 25' setback to the garage.
3. Provide Covenants.

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

Member items.

None.

Jan Cox made a motion to adjourn the meeting at 6:09 p.m. John Cromwell seconded the motion. Motion carried 3/0.

Joan Yunker
Administrative Secretary

Approved this 12th day of February 2008 by the Andover City Planning Commission/ Board of Zoning Appeals, City of Andover.