

**ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
March 11, 2008
Minutes**

The Andover City Subdivision Committee met for a regular meeting on March 11, 2008 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:31 p.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 Kandace Hunt.

Call to order

Review the minutes of the February 12, 2008 Subdivision Committee.

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

Communications:

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Review the minutes from the February 12, 2008 City Council meeting. The minutes were received and filed.

Review the minutes of the January 15, 2008 Planning Commission meeting. The minutes were received and filed.

Review the minutes of the January 3, 2008 Site Plan Committee meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review the Final Plat for Sharp Tracts

From Les Mangus' Memo: The developer of the project has purchased two properties on Lee Street, which he proposes to plat and change the zoning district classification to allow for the construction of a two-family and three-family dwelling. The plat simply cleans up the necessary easement and right-of-way dedications, and provides for a sewer extension to service the easternmost lot. The Staff issues have been addressed, but the decision of improvements required lies with the City Council, since the properties abut an unimproved gravel road.

Roger Cutsinger of Goedecke Engineering represented the

application.

Lynn Heath asked if Les Mangus had any comments on the application. Les Mangus said the application was about as simple as it gets from the Subdivision's view point. He continued by saying it may get more difficult when the application goes to the City Council level and they have to start making decisions about meeting standards such as requiring a paved road to meet Subdivision Standards, or if they will wave it because the area is an existing situation with two existing parcels that are simply being platted into lots.

Mr. Cutsinger explained to the committee they had added one easement to the area for the extension of the sewer along with dedicating an additional 11 ½ foot right-of-way to meet the standards for Lee Street.

Mr. Cutsinger asked Les Mangus if the applicant was going to rezone the area. Les Mangus said yes. Lynn Heath asked what the zoning change would be. Les Mangus explained the site is currently R-2 and the applicant is asking to rezone to R-3 to be allowed to build a duplex and triplex.

Les Mangus informed Mr. Cutsinger he had asked for a title report as well as a drainage plan and had not received either. Mr. Cutsinger said those were not yet complete.

Les Mangus explained there are no sidewalks or paved streets in the vicinity. Jeff Bridges asked if there was paving to the east line of Lot Two. Les Mangus responded no, there is one lot in between.

Lynn Heath asked if there was enough ground according to Subdivision Regulations to install the duplex and triplex. Les Mangus responded yes.

Mr. Cutsinger said he would find out what was happening with the drainage plan and get back with Les Mangus. Lynn Heath asked if the information was required for the final plat. Les Mangus explained since the area was a small tract, they did not have to go through a preliminary plat, so at least some spot elevations as well as a drainage plan need to be provided.

Lynn Heath asked if the buildings would have basements. Mr. Cutsinger said he did not know.

John Cromwell made a motion to recommend the Sharp Tracts Final Plat to the Planning Commission contingent on receiving the title report and drainage plan. Jan Cox seconded the motion. Motion carried 3/0.

Member items: There were no member items.

John Cromwell made a motion to adjourn the meeting at 5:41 p.m. Janice Cox seconded the motion. Motion carried 3/0.

Kandace Hunt
Administrative Secretary

Approved this 8th day of April 2008 by the Andover City Subdivision Committee, City of Andover.