

**ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
June 10, 2008
Minutes**

The Andover City Subdivision Committee met for a regular meeting on June 10, 2008 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:30 p.m. Other member present was 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. Member John Cromwell was absent.

Review the minutes of the May 13, 2008 Subdivision Committee.

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

Review the minutes of the May 13, 2008 Subdivision Committee.

Communications

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Review the minutes of the April 29, 2008 and May 13, 2008 City Council meetings. The minutes were received and filed.

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

Review the minutes of the May 6, 2008 Site Plan Review Committee meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review the Final Plat of the Andover Towne Center Addition.

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From Les Mangus Memo: The proposed final plat is a replat of a portion of the Golden Spur Second Addition, which was the subject of a zoning hearing last month. The plat reflects the conditions from the zoning decision, and with some cleanup of technical issues as identified in the checklist has Staff support.

Kenny Hill of Poe & Associates and Scott Brummer of Mobile Manor, Inc. were present to represent the application.

Mr. Hill explained the title had been changed to reference the replat of the reserve and the section number as requested by

staff and noted the request to references the monuments in the survey will be done with the final survey once the plat is approved by the Planning Commission. Mr. Hill continued by saying the landscape buffer had been changed to a landscape buffer and utility easement. There is a power line that runs through the middle of the property and Mr. Brummer, owner, has made arrangements with the power company to run the power line around the south side, up the utility easement and connect back to the east side.

Les Mangus said he was not sure that plan would work because 10 feet for a shared utility and landscape easement is not enough. The utilities will run down the middle of the easement and leave no room for landscaping to be planted. He noted the area would run primary electricity and have junction boxes at Douglas and each 90 degree angle. Mr. Brummer said as he understood it, KG&E planned to run the power lines above ground. Les Mangus said Subdivision Regulations call for new developments to have power lines run below ground.

Mr. Hill asked what Les Mangus' suggestion would be to resolve the issue. Les Mangus asked if there was any reason the power lines could not run along Madison Street. Mr. Brummer said that was the original plan but he did not think it would fit. Les Mangus said the lines could be run under the parking lot. Mr. Brummer asked if the lines could be placed in the same easement as the gas. Mr. Hill said that would probably work if the developers agreed to make the easement larger. Mr. Hill had previously spoken with the gas company and they agreed to allow a 10 foot easement if it was used only by them. Les Mangus suggested making the easement 15 feet adjacent to the 25 foot private access and parking easement. Mr. Hill said he would meet with the architect to verify what could be done.

Jan Cox asked what the date on the final plat was. Mr. Hill said the developers would put the date on the plat when it was finalized.

Mr. Hill asked Les Mangus what he meant by asking the developers to reference the purpose of the landscape buffer. Les Mangus said he wants the text to say the purpose of the landscape buffer is for screening and landscaping only.

Jan Cox noted Bickley Foster had commented that the west line of Reserve A and the south line of Reserve A are depicted to make it appear that there is some extension into the streets and

needs to be clarified. Mr. Hill said the revised plat showed an additional five feet of street right-of-way. Jan Cox asked if that would be a reserve. Mr. Hill said it would be an additional right-of-way and is called out as a reserve because this final plat is a replat and the area was called a reserve in the original plat. Les Mangus said as he understood it Mr. Foster was asking the developers to refer to the west line of Reserve A as the existing street right-of-way and state that the developers are dedicating an additional five foot right-of-way.

It was noted that the final plat would need to read "Andover City Planning Commission" above Chairman Quentin Coon's name.

Jan Cox made a motion to recommend the final plat of the Andover Towne Center Addition to the Planning Commission with the corrections that had been noted as well as utility and staff comments being addressed. Chairman Heath seconded the motion. Motion carried. 2/0.

Recommendation to the Planning Commission on the Annexation of the 37.5 acre property south of US-54 and west of Allen Street.

From Les Mangus Memo: This petition of annexation is for the proposed +/- 37.5 acres of undeveloped agricultural land 1/4 mile south of US-54 and west of Allen Street in preparation for a zoning hearing for a proposed senior housing project. The property abuts the City on two sides, and a gravel street abuts the property to the east and sewer is available on Allen Street. Water and other utilities are available nearby and can be extended. Staff supports the annexation as petitioned for.

Chairman Heath asked if the land being discussed was in a flood plain. Les Mangus said no, there is no flood plain within a quarter mile of the area.

Chairman Heath asked if the City surrounded the area on the east and west but not along the north and south. Les Mangus said yes.

Jeff Bridges noted placing utilities in the area would be tough. Les Mangus agreed by saying water, sewer and street extension in the area would be a large project, but there are some sewer and water lines in the area.

Chairman Heath asked if the land was under new ownership. Les

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Mangus said yes, the new owner hopes to develop a senior housing project where you can go from an independent house to apartments then to assisted living and on to a full skilled nursing care center.

Jan Cox asked if the Petition for Annexation could be withdrawn after being approved by the Planning Commission and City Council. Les Mangus said the applicant could withdraw the petition at any point throughout the process of approval.

Jan Cox made a motion to recommend the Petition for Annexation of the 37.5 acre property south of US-54 and west of Allen Street to the Planning Commission, Chairman Heath seconded the motion. Motion carried 2/0.

Member items: There were no member items.

Member Items

Chairman Heath made a motion to adjourn the meeting at 6:04 p.m. Jan Cox seconded the motion. Motion carried 2/0.

Kandace Hunt
Administrative Secretary

Approved this 12th day of August 2008 by the Andover City Subdivision Committee, City of Andover.