

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
April 14, 2009
Minutes

The Andover City Subdivision Committee met for a regular meeting on April 14, 2009 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 John Cromwell, Jan Cox and Ken Boone. Others in attendance were Director of Public Works and Community Development Les Mangus, City Administrator Sasha Stiles, Assistant City Administrator Shane Coelho and Administrative Secretary Kandace Hunt. No members were absent.

Call to order

Review the minutes of the March 10, 2009 Subdivision Committee.

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John Cromwell made a motion to approve the minutes as presented. Jan Cox seconded the motion. Motion carried 4/0.

Communications:

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Review the minutes of the February 10, 2009 and February 24, 2009 City Council meetings. The minutes were received and filed.

Review the minutes of the February 17, 2009 Planning Commission meeting. The minutes were received and filed.

Review the minutes of the February 3, 2009 Site Plan Review Committee meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review for recommendation to the Andover City Planning Commission the Final Planned Unit Development Plan of The Village At Flint Hills – First Phase Of Riverstone Reserve Planned Unit Development.

Review for recommendation to the Andover City Planning Commission the Final Planned Unit Development Plan of the Village At Flint Hills – First

From Les Mangus' Memo: The proposed plat of the Village at Flint Hills is a revision to the Riverstone Reserve first phase. The developer has encountered wetland issues along the drainage way at the Northeast corner of the site where Lonetree Street was originally a loop to connect to Clearfalls Court. Otherwise the plat is virtually the same as the Riverstone Reserve plat that was approved but never filed. Staff supports

the plan as submitted.

Phil Meyer of Baughman Company was present to represent the application.

Les Mangus said his comments have been addressed by the applicant. Comments have been received from City Planning Consultant Bickley Foster, most of which are administrative and semantics.

Mr. Meyer explained the developers would like to get the project underway this year for funding. The developers feel the present economic conditions create an excellent opportunity to bid the infrastructure and believe by the time they are ready to sell lots the economy will turn around. The PUD is being replatted to reflect the change of name from Riverstone Reserve to the Final Planned Unit Development Plan of The Village at Flint Hills- First Phase of Riverstone Reserve Planned Unit Development and the removal of the loop connecting Lonetree Street to Clearfalls Court based on a portion of the field being identified as a wetland.

Lynn Heath asked how many lots were lost because of the wetland issue. Mr. Meyer said approximately four.

Mr. Meyer noted the location of the pool had also been moved to avoid additional tree demolition.

Mr. Meyer said he had received comments from Mr. Foster some he agrees with, others he would like to discuss further with staff.

Ken Boone asked which comments he does not agree with. Mr. Meyer said number one, "All references to a "plat" in the legend, certificate and titles should be changed to "plan"." His surveyors are adamant that they can not sign a document that does not say plat according to state statute. John Cromwell asked if Les Mangus agreed. Les Mangus said he agrees there are some conflicts between the state statutes that allow planned unit developments and give the authority to file plats. Mr. Meyer continued by saying the numbers five, six and seven are items which were previously approved by the Planning Commission. The next issue is number eight, "Consider whether it is necessary in Reserves "B", "C" and "D" to indicate they are reserved for private streets." Mr. Meyer explained it is necessary to indicate the reserves are reserved for

Phase Of
Riverstone
Reserve
Planned Unit
Development.

the private streets to allow the engineers the flexibility to slightly move streets if necessary. Other comments the developers would like to discuss with staff are nine, ten, twelve, thirteen, fourteen and sixteen. All remaining comments will be revised.

Jan Cox asked if the streets will be private what public funding will be used for. Mr. Meyer said the developers will be asking for public funding on sanitary water, storm sewer and water mains. Streets will be private in order to allow for a gated entrance.

Les Mangus noted he and the applicants are still trying to figure out how to handle the overlap of the Rural Water District 8 utility easements because they are specific to them, giving the district prior rights to the easement. He continued by saying there has also been discussion of whether or not there is enough room for all of the utilities to be placed in the easement along the entrance to the property. Mr. Meyer suggested placing water lines between lots. Les Mangus said Wichita Water typically disapproves of its lines not being adjacent to a road, but it is something he and the applicants can discuss.

Ken Boone noted Westar had responded that this property is out of its service area. Les Mangus said yes, the site will be serviced by Butler Rural Electric.

John Cromwell made a motion to recommend the Planning Commission approve the Final Planned Unit Development Plan of The Village At Flint Hills – First Phase Of Riverstone Reserve Planned Unit Development with the condition of an agreement between staff and the applicant on Bickley Foster and staff's comments. Ken Boone seconded the motion. Chairman Heath asked if there was any further discussion. Motion carried 4/0.

Member items: Chairman Heath said he is happy to have four members on the committee again and welcomed Ken Boone. Chairman Heath asked if an eighth member had been found for the Planning Commission. Les Mangus said no.

Jan Cox made a motion to adjourn the meeting at 5:55 p.m. John Cromwell seconded the motion. Motion carried 4/0.

Kandace Hunt
Administrative Secretary

Approved this 9th day of June 2009 by the Andover City
Subdivision Committee, City of Andover.