

**ANDOVER CITY PLANNING COMMISSION /**  
**BOARD OF ZONING APPEALS**  
**October 20, 2009**  
**Minutes**

The Andover City Planning Commission met for a regular meeting on Tuesday, October 20, 2009 at 909 N. Andover Road in the Andover Civic Center. Chairman Quentin Coon called the meeting to order at 7:03 p.m. Commission members present were Lynn Heath, Jan Cox, John Cromwell, Byron Stout and Ken Boone. Others in attendance were City Council Liaison member Dave Tingley, City Administrator Sasha Stiles and Administrative Secretary Kandace Hunt. Member Dan Beck and Director of Public Works and Community Development Les Mangus were absent.

Call to order

**Review the minutes of the September 15, 2009 Planning Commission meeting.**

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*Jan Cox made a motion to approve the minutes as presented. Lynn Heath seconded the motion. Motion carried 5/0/1 with Byron Stout abstaining.*

Communications

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**Review the minutes of the September 8, 2009 and September 29, 2009 City Council meetings.** The minutes were received and filed.

**Review the minutes of the September 1, 2009 Site Plan Review Committee meeting.** The minutes were received and filed.

**Review the Potential Residential Development Lot Report.**

**SP-2009-02-** A public hearing on a proposed change of zoning district classification from the B-1 Office Business District to the R-3 Multiple-Family Residential District located at 114 Willowbrook, 216 Andover Road and 226 Andover Road.

**From Les Mangus' Memo:** The proposed change of zoning district classification from the B-1 Office Business District to the R-3 Multiple-Family Residential District is the result of the applicant's inability to market the existing single family residences for office business purposes in today's economy. As you may recall these properties were recently changed from R-1 to B-1 for speculative business purposes. Staff does not support the intrusion of multi-family zoning in the established single-family neighborhood, and therefore would recommend that the change be back to the original R-1 Single-Family District.

There was no applicant present.

Chairman Coon opened the public hearing at 7:06 p.m.

Karen Tones of 200 S. Andover Road asked who had filed for the zoning change. Chairman Coon said the applicant is the Warren Cowgill Trust. Ms. Tones said she does not feel multiple-family residences along Andover Road makes sense and also feels it is unsafe. Ms. Tones asked if the applicant has abandoned his idea of commercial use for the properties. Chairman Coon said

that question can not be answered without an applicant present.

Xury Hole of 318 Willowbrook stated he is concerned with the number of units the R-3 zoning district allows for as well as the maximum height allowed.

John Plett of 301 Westview asked what special uses would be allowed with this zoning change. Chairman Coon said any special use allowed under the R-3 zoning district would have to be applied for separately.

With no further public input Chairman Coon closed the public hearing at 7:13 p.m.

Byron Stout said he feels there are too many unanswered questions and suggested continuing the hearing to the November 17, 2009 meeting.

*Ken Boone made a motion to continue case Z-2009-02 to the November 17, 2009 Planning Commission meeting. Byron Stout seconded the motion. Chairman Coon asked if there was any further discussion. John Cromwell suggested the motion be amended to state there will be no further continuances to the case. Ken Boone accepted John Cromwell's amendment. Motion carried 6/0.*

**Member Items:** Lynn Heath asked why large rock is being used in the Daisy Lane area instead of gravel. Sasha Stiles said she will contact the city street superintendant and email Mr. Heath a response. John Cromwell said Lakeview Heights has the same problem.

Member Items

*John Cromwell made a motion to adjourn the meeting at 7:18 p.m. Byron Stout seconded the motion. Motion carried 6/0.*

Respectfully Submitted by

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Kandace Hunt  
Administrative Secretary

Approved this 17<sup>th</sup> day of November 2009 by the Andover City Planning Commission/ Board of Zoning Appeals, City of Andover.