

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE

June 9, 2009

Minutes

The Andover City Subdivision Committee met for a regular meeting on June 9, 2009 at 909 N. Andover Road in the Andover Civic Center. Jan Cox called the meeting to order at 5:34 p.m. Other members present were John Cromwell. Others in attendance were Director of Public Works and Community Development Les Mangus, City Administrator Sasha Stiles, Assistant City Administrator Shane Coehlo and Administrative Secretary Kandace Hunt. Members absent were Chairman Lynn Heath and Ken Boone.

Review the minutes of the April 14, 2009 Subdivision Committee meeting.

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

Call to order

Review the minutes of the April 14, 2009 Subdivision Committee meeting.

Communications:

Review the minutes of the April 14, 2009 and April 28, 2009 City Council meetings. The minutes were received and filed.

Communications

Review the minutes of the April 21, 2009 Planning Commission meeting. The minutes were received and filed.

Review the minutes of the April 7, 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 Planning Commission the final plat of The Course at Green Valley Greens 11th Addition.

The Course at Green Valley Greens 11th Addition.

From Les Mangus' Memo: The proposed plat of the Green Valley 11th Addition encompasses a portion of the parcel bounded on the south by US-54 and on the west by Onewood Drive, and is connected to the GVG 8, 9 and 10th Additions by Nine Iron Drive. The zoning parcel allows either multifamily residential or commercial uses, but not intermingled uses. In staff's opinion the proposed multifamily dwellings would create a good buffer between the single-family uses to the north and

east, and the proposed commercial uses to the south. An issue exists with gaining access across the GVG 8th Reserve adjacent to Onewood Drive, but the developer is working with the Homeowner's Association on the issue. Staff supports the plan as submitted with the corrections and additions noted in the checklist, and gaining street access to Onewood Drive.

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

Mr. Meyer explained this addition will be located at the northeast corner of U.S. Highway 54 and Onewood Drive with 350 to 400 feet left between the addition and Highway 54. The property is zoned B-4 Business District, Limited B-5 Highway Business District and R-4 Multi-Family Residential District, but only one of the districts is allowed on the property, not a combination of all three. The development is proposed to have 21 lots with one duplex on each lot. He continued by saying there is an access problem as a homeowners reserve was platted along the east side of Onewood Drive. The developer will be working with the Homeowner's Association to have a portion of the reserve dedicated as right-of-way. The plat lists this dedication as being handled by a separate instrument. Mr. Meyer said he would like to have Subdivision and Planning Commission approval before discussing the reserve issue with the Homeowner's Association, but would not go before the City Council until the issue is resolved. Les Mangus said if the Homeowner's Association is not willing to outright deed or sell the property to the developer the only alternative to get access to the parcel would be condemnation by the governing body.

Mr. Meyer informed the Committee there is a strip of land at the northeast corner of the property that was never platted with the Green Valley Greens 8th Addition, but was zoned R-2 Single-Family Residential. The developers are proposing to include this strip in Lot 1 of the 11th addition as a building setback. Les Mangus said the strip of land was left for a future hammer head turnaround in case of commercial development on the property.

Mr. Meyer noted that the three reserves in the front were left for beautification efforts.

Jan Cox asked Mr. Meyer to address comment number three from Planning Consultant Bickley Foster, "The entrance is not traffic friendly. Is there a street connection to the south between Reserves A and C that causes this design? If not, it would seem

that a more smooth flowing entrance could be designed to avoid the awkward turns.” Mr. Meyer said the entrance was designed to slow down incoming traffic and to allow the developer to create a buffer between Onewood Drive and the duplexes. Les Mangus said the street design is a frequently used design.

John Cromwell asked if Mr. Meyer had received Westar’s request for an additional easement and suggestions for street light placement. Mr. Meyer said yes and the developer will comply.

Jan Cox said she was concerned about the plat complying with the preliminary PUD’s 35 foot height limitation. Mr. Meyer said he thinks the duplexes will be single story buildings with basements. Les Mangus said the height limitation will be adhered to with the 11th Addition.

Les Mangus said there are some issues with the utility and drainage plans that need to be worked out between the applicants, staff and City engineer.

John Cromwell made a motion to recommend the final plat of The Course At Green Valley Greens 11th Addition be approved by the Planning Commission contingent on the satisfactory resolution of comments made by City Planning Consultant Bickley Foster and Les Mangus with the access agreement being handled as a separate issue at a later date. Jan Cox seconded the motion. Motion carried 2/0.

Member items: John Cromwell asked if the South Andover Road project letting would be happening in a week. Les Mangus said no, the KDOT letting has been pushed back to August. John Cromwell asked if there was anything that can be done to move the letting date up. Les Mangus said no.

John Cromwell asked how Bruno Township is handling the condition of East Harry Road. Les Mangus said the City Council and County Engineer are both looking at the situation, Bruno Township says they are going to do nothing. He continued by saying the township wants to turn the road back to gravel. Sasha Stiles said there has been discussion of a joint project between the City and County regarding paving the street but currently neither side has the funds to do so. John Cromwell said the Township also recently trimmed the trees along East Harry and left the limbs in the ditch which has plugged the culverts. This caused the direction the water comes across Harry to change and caused him to almost

be swept off the road. It has been two to three months since the trees were trimmed and the limbs still remain in the ditch. Les Mangus said a company was hired by the Township to trim the trees and dispose of the limbs. John Cromwell said he was told there was more trimming to be done and then the limbs would be disposed of, but this was two months ago and nothing has been done.

John Cromwell made a motion to adjourn the meeting at 6:10 p.m. Jan Cox seconded the motion. Motion carried 2/0.

Kandace Hunt
Administrative Secretary

Approved this 8th day of December 2009 by the Andover City Subdivision Committee, City of Andover.