

**ANDOVER PLANNING COMMISSION  
SUBDIVISION COMMITTEE  
May 11, 2010  
Minutes**

The Andover City Subdivision Committee met for a regular meeting on May 11, 2010 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, Ken Boone and Jan Cox. Others in attendance were Director of Public Works and Community Development Les Mangus, City Administrator Sasha Stiles and Administrative Secretary Daynna DuFriend.

**Review the minutes of the December 8, 2009 Subdivision Committee.**

*Ken Boone made a motion to approve the minutes as presented. Jan Cox seconded the motion. John Cromwell abstained from motion. Motion carried 3/0/1.*

Call to order  
Review the minutes of the December 8, 2009 Subdivision Committee.  
Communications

**Communications:**

**Review the minutes of the March 30, 2010 and April 13, 2010 City Council meetings.** The minutes were received and filed.

**Review the minutes of the March 16, 2010 Planning Commission meeting.** The minutes were received and filed.

**Review the minutes of the April 6, 2010 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 preliminary plat of the Andover Landing Addition.** Andover Landing Addition

**From Les Mangus' Memo:** Andover Landing Plat staff review comments. Checklist for contents;

A.5 Provide names of adjacent property owners.

A.6 Property owner's names don't match on dedication and owner/subdivider.

B.1 Show existing streets and R/W's adjacent to subject property.

B.5 Provide the most recent FEMA FIRM and map no. 20015C0457E Effective date: June 2, 2009.

B.9 Provide zoning of adjacent properties.

C.3 Street name Westchester conflicts with an existing street in

Crescent Lakes.

C.6 Indicate the lots proposed for commercial uses.

C.7 Provide the building setback lines.

D.8 Provide a statement on improvements and financing improvements.

Check list for evaluation;

B.3 Indicate existing and proposed zoning.

B.16 Street name conflict.

B.29 Where are sidewalks proposed? Width?

C. Required improvements and financing.

Les Mangus explained that the area that is zoned multi-family R-4. The reason for this re-plat is to establish lots for duplexes and tri-plexes. And there is a small part that will need to be rezoned along 21<sup>st</sup> street because it was originally zoned commercial.

Isaac Krumme with PEC was present to represent the applicant.

John Cromwell asked if the sidewalk plan had been developed. Mr. Krumme said they do not have one yet. Les Mangus explained that in the commercial areas along 21<sup>st</sup> it is mandatory that the sidewalks be 10 foot wide and a sidewalk will be required on one side of the through streets in the residential areas.

Mr. Krumme explained that with the amount of drainage coming through this property made a natural separation for the commercial lots rather than having isolated residential lots.

Lynn Heath called for recommendations.

John Cromwell recommended approving the preliminary plat based on the satisfactory answers to the consultants inputs as well as the zoning change consideration that will be required.

Ken Boone seconded the motion. Motion passed 4/0.

Member items. There were no member items.

Member items.

*John Cromwell made a motion to adjourn the meeting at 6:20 p.m. Janice Cox seconded the motion. Motion carried 4/0.*

Daynna DuFriend  
Administrative Secretary

Approved this 8<sup>th</sup> day of June 2010 by the Andover City Subdivision Committee, City of Andover.