

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE

June 8, 2010

Minutes

The Andover City Subdivision Committee met for a regular meeting on June 8, 2010 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:30 p.m. Other members present were 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 Kandace Hunt. Member John Cromwell was absent.

Review the minutes of the May 11, 2010 Subdivision Committee.

Call to order

Review the minutes of the May 11, 2010 Subdivision Committee.

Ken Boone made a motion to approve the minutes as presented. Jan Cox seconded the motion. Motion carried 3/0.

Communications:

Communications

Review the minutes of the April 27, 2010 and May 11, 2010 City Council meetings. The minutes were received and filed.

Review the minutes of the April 20, 2010 Planning Commission meeting. The minutes were received and filed.

Review the minutes of the May 4, 2010 Site Plan Review Committee meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Les Mangus noted building permits are up slightly from this time last year.

Review for recommendation to the Andover Planning Commission the preliminary plat of 3T Estates.

3T Estates

From Les Mangus' Memo: The proposed preliminary plat is the division of a +/- 12 acre parcel into two lots in the extraterritorial jurisdiction at the corner of 13th Street and Meadowlark Road. All appears to be in order, notwithstanding the required rezoning of the property to allow single family dwellings on the +/- 5 acre lots. There are a few details that need to be cleaned up as noted on the review checklist.

Landowner Cory Shackelford was present to represent the application.

Mr. Shackelford stated he and his agent are working to address the comments they received from Les Mangus.

Les Mangus asked if the property is still zoned Butler County AG 40. Mr. Shackelford said no, his property was zoned Rural Residential last year.

Les Mangus noted the Rural Water District #5 line is shown on the plat but is not shown in an easement. Mr. Shackelford said he was told by the water district its easements exist 15 feet on each side of the as built pipe. Les Mangus said this is a problem because when the water district acquires easements they do so specific to themselves. This means the applicant would not be able to dedicate a right-of-way over the top of their easement, unless they would agree to abandon the easement and dedicate it to the City as public road right-of-way. This typically is not done as it would be the water districts responsibility to relocate the lines if there is ever a street project in the area, making the 30 foot strip untouchable for right-of-way purposes. Sasha Stiles suggested Mr. Shackelford check with the register of deeds to ensure the water district's easement is recorded.

Les Mangus noted the plat does not show any access controls. Mr. Shackelford said those will be added and stated he would like to have the option of several access points to the corner lot to allow potential builders flexibility on the direction their home could face. Les Mangus said that will be fine as long as they stay out of the tapers.

Lynn Heath asked if the City will be requesting annexation of this property. Les Mangus said not at this time. Lynn Heath asked if the Committee's action will be to recommend the preliminary plat to the County Commissioners. Les Mangus said the Planning Commission will approve the plat then it will be forwarded to the County Commission for acceptance.

Les Mangus stated the Subdivision Regulations do require a 50 foot setback adjacent to the existing pipeline on the property.

Jan Cox asked if there is any concern over the drainage of the property. Mr. Shackelford said he is working on a rudimentary drainage plan. A specific drainage plan will be designed when someone is interested in building on the property.

Lynn Heath asked how many acres are in each lot. Mr. Shackelford said each lot contains five acres.

Jan Cox asked what type of sanitary sewer system will be used. Mr. Shackelford said the developers plan to use an alternative septic system.

Planning Consultant Bickley Foster's comments were presented. All comments can be corrected with the exception of number 8, "Is there any way to square up the southeast corner of Lot 1?", there is no way to do so and keep the lot at five acres.

Ken Boone made a motion to recommend the Andover Planning Commission approve the Preliminary Plat of 3T Estates as presented contingent on the satisfactory completion of staff and Planning Consultant Bickley Foster's comments. Jan Cox seconded the motion. Chairman Heath asked if there was any further discussion. There was none. Motion carried 3/0.

Review for recommendation to the Andover Planning Commission the final plat of Andover Landing.

Andover
Landing

From Les Mangus' Memo: This final plat is the follow up to the preliminary plat reviewed last month. The staff and consultant comments from the preliminary plat have been addressed, but some new issues regarding overlapping easements have turned up in the title report. The designer is working through these issues with the utility companies.

Rob Hartman of PEC was present to represent the application.

Mr. Hartman presented a revised plat which addresses most of staff's comments.

Les Mangus stated he does not believe the two 10 foot wide exit lanes to 21st street are wide enough. Typically the left turn lane is 12 feet and the right is 11 feet. Adjustments will be made to meet this requirement.

Mr. Hartman stated the major issue the developer is facing is a 20 by 20 Southwestern Bell Telephone Company regional distribution cabinet located in the area they would like to place Aaron Drive. Relocating the cabinets would cost the developer at least \$100,000. Les Mangus noted the easement is specific to AT&T/Southwestern Bell and cannot be used by any other

utilities. Mr. Hartman stated he had been informed it may be possible to connect to utilities at 1846 N. Andover Road and the possibility of obtaining an easement from the property at 1926 N. Andover Road was also discussed.

Ken Boone asked if this application would need to be tabled until the easement issue is resolved. Les Mangus said the only other option would be to plat the property in phases. The problem with platting in phases is it would create 84 dwelling units at the end of a long cul-de-sac, the fire marshal would prefer this number be 50 or less. Les Mangus said in the worst case scenario Springbrook Street could be a horseshoe shape creating a second entrance/exit on 21st Street.

Ken Boone asked if the plat could be recommended for approval to the Planning Commission contingent on the resolution of Aaron Drive, and tabled by the Planning Commission if not resolved. Les Mangus said yes.

Jan Cox asked if screening of the easement along 21st Street will be handled by the Site Plan Review Committee. Les Mangus explained a two family residential development does not require Site Plan approval, the Planning Commission will decide whether to screen with a fence or vegetation. Mr. Hartman noted the developer would prefer to screen with vegetation.

Ken Boone made a motion to recommend approval of the Final Plat of Andover Landing contingent on the resolution of the size of the exit lanes at 21st Street, the issues at Aaron Drive and screening to be addressed by the Planning Commission. Jan Cox seconded the motion. Chairman Heath asked if there was any further discussion. There was none. Motion carried 3/0.

Review for recommendation to the Andover Planning Commission the final plat of Autumn Ridge Second Addition.

Autumn Ridge
Second
Addition

From Les Mangus' Memo: Typically the division of the multifamily lots in the Autumn Ridge Addition is accomplished by a lot split, but because the proposed split is for three family dwellings a replat is required.

Gene Wrath of MKEC Engineering Consultants was present to represent the application.

Les Mangus explained the City's Subdivision Regulations only

allow lots to be split into two separate properties, in order to divide the property into three lots it must be replated.

Mr. Wrath informed the Committee that all utilities are in place.

Lynn Heath asked for the required lot sizes. Les Mangus said it is 10,000 square feet total or 3,000 square foot per lot.

Mr. Wrath was given comments from Planning Consultant Bickley Foster. Mr. Wrath said the developers will comply. Les Mangus noted the existing lot corners need to be identified on the plat.

Jan Cox made a motion to recommend approval of the Final Plat of the Autumn Ridge Second Addition replat contingent on the satisfactory completion of comments from staff and Planning Consultant Bickley Foster. Ken Boone seconded the motion. Chairman Heath asked if there was any further discussion. There was none. Motion carried 3/0.

Member items: There were no member items.

Member items

Lynn Heath made a motion to adjourn the meeting at 6:43 p.m. Jan Cox seconded the motion. Motion carried 3/0.

Adjourn

Kandace Hunt
Administrative Secretary

Approved this 10th day of January, 2012 by the Andover City Subdivision Committee, City of Andover.