

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE

April 10, 2012

Minutes

The Andover City Subdivision Committee met for a regular meeting on April 10, 2012 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Chairman Lynn Heath called the meeting to order at 5:36 p.m. Other members present were John Cromwell and Ken Boone. Others in attendance were Director of Public Works and Community Development Les Mangus, City Administrator Sasha Stiles, Assistant Director of Public Works Steve Anderson and Administrative Secretary Daynna DuFriend. Members Lee Butler arrived at 5:40pm and Sheri Geisler arrived at 5:45pm.

Review the minutes of the January 10, 2012 Subdivision Committee.

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

Communications:

Review the minutes of the February 28, 2012 and March 13, 2012 City Council meetings. The minutes were received and filed.

Review the minutes of the January 17, 2012 Planning Commission meeting. The minutes were received and filed.

Review the minutes of the February 7, 2012 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 sketch plat of Willowbrook 3rd Addition.

From Les Mangus' Memo: The attached sketch assumes that the land located in an area referred to as Andover Lakes Estates, south of Douglas Ave. and west of Yorktown Rd., has been rezoned to accommodate multifamily housing, which is more in line with the uses suggested in the US-54/400 Study. The overall residential density of the sketch is nowhere near the maximum allowable for the medium density R-4 Multifamily residential district. A single family residential buffer is shown adjacent to the large lot residences to the west, and Yorktown Rd. provides a buffer on the east. The location at the intersection of two collector streets meets the requirements of the intent of the district. And a variety of housing configurations are proposed as suggested in the Comprehensive Plan. Staff supports the plan after some additional

consideration is given to points of access and drainage, which should be easily resolved.

Kirk Miller, KE Miller Engineering, agent for the applicant was present to represent the application.

Mr. Miller said his biggest concern is zoning for this project.

There was discussion about number of units, amount of parking available and the number of outlets to allow proper flow of traffic.

John Cromwell made a motion to recommend the Andover Planning Commission approve the sketch plat of Willowbrook 3rd Addition with comments concerning access, drainage, circulation and drainage. Lee Butler seconded the motion. Chairman Heath asked if there was any further discussion. There was none. Motion carried 4/1. Ken Boone opposed.

Review for recommendation to the Andover Planning Commission the preliminary plat for The Course at Green Valley Greens 11th Addition.

From Les Mangus' Memo: The proposed preliminary plat of the church site, which was subject to a PUD Amendment a few months ago to allow the church as a permitted use, falls within the area of the recently adopted US-54-400 Study. The proposed plan generally follows the principles suggested by the Study, but many details concerning roads and access are not completely addressed. Staff suggests that the plan be tabled until some definite answers to those areas of concern in the review checklists are addressed.

Phil Meyer, Baughman Company, explained that the issues are Access Points, Reserve A – the buffer area to the North, Reserve B – Contingent Right-of-Way dedication and future backage road, Reserve C – a dry detention area.

There was discussion about these issues.

John Cromwell made motion to recommend the Andover Planning Commission approve the Preliminary Plat for The Course of Green Valley Greens 11th Addition with the following unresolved issues; Right-of-Way dedications, street improvements, reserve improvements and alignment of the backage road where it meets Onewood Dr. Ken Boone seconded the motion. Chairman Heath asked if there was any further discussion. There was none. Motion carried 5/0

Member items: There were no member items.

Ken Boone made a motion to adjourn the meeting at 7:00p.m. John Cromwell seconded the motion. Motion carried 5/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this ____ day of _____, 2012 by the Andover City Subdivision
Committee, City of Andover.

DRAFT