

ANDOVER PLANNING COMMISSION  
SUBDIVISION COMMITTEE  
**November 13, 2012**  
**Minutes**

The Andover City Subdivision Committee met for a regular meeting on November 13, 2012 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Chairman Lynn Heath called the meeting to order at 5:31 p.m. Other members present were Ken Boone and John Cromwell. 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.

**Review the minutes of the September 11, 2012 Subdivision Committee.**

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

**Communications:**

**Review the minutes of the September 25, 2012 and October 9, 2012 City Council meetings.** The minutes were received and filed.

**Review the minutes of the September 4, 2012 Site Plan Review Committee meeting.** The minutes were received and filed.

**Review the minutes of the August 21, 2012 Planning Commission meeting.** The minutes were received and filed.

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

**Review of Preliminary Plat for Hope Community Church Addition.**

**From Les Mangus' Memo:** The revised preliminary plat reflects an increase in the size of lot 2 in order to accommodate an onsite sewage disposal system. The issues with utility easements have been cleared up with Westar and RWD #5. The City Engineer has determined a drainage easement is necessary on Lot 2 in order to delineate the encroachment of the 100 yr. storm water elevation. Staff supports the plan as submitted contingent on discussion with the Governing Body on the requirement for improvements to Prairie Creek Rd. to meet the Subdivision Regulations standards and the addition of a drainage easement.

Les Mangus stated that the drainage and grading have been worked out so that an easement will not be required.

Martin Goedecke, Goedecke Engineering Co. and Suzie Thien, Director of SCARF were present to represent the application.

Mr. Goedecke explained that the church is working with the Rural Water District to relinquish 15 feet of the easement for public utility use.

*Ken Boone made a motion to recommend the Andover Planning Commission approve the Preliminary Plat for Hope Community Church as presented. John Cromwell seconded the motion. Chairman Heath asked if there was any further discussion. There was none. Motion carried 3/0.*

**Review of the Cloud City Subdivision Amended Preliminary General Planned Unit Development Plan.**

**From Les Mangus' Memo:** The applicant has submitted two amendments of Parcel 3, which contemplate adding multi-family residential to the permitted uses. Utility site plan for the first parcel has been submitted along with the Preliminary PUD that in Staff's opinion falls short of the City's requirements. The backage road and access controls at intersections required by the US-54 Corridor Study are not shown. The utility plan provided does not provide adequate access for sewer maintenance purposes, nor does it provide a loop in the water system to insure adequate flows or pressure in case of fire in the southernmost apartment buildings.

Jason Gish, MKEC Engineering was present to represent the application.

Mr. Gish explained that their client does not have any problem with these suggestions regarding the backage road and access and they want to work these out.

Les Mangus said that this is a discussion between the developer and the governing body. As these items are on the US-54 Corridor Study plan they need to be shown on the plat.

Lynn Heath commented that this Zoning issue is not a very popular item with the neighboring areas, so there will have to be some compromising.

Les Mangus asked Mr. Gish if he felt comfortable making these changes and have them ready for the Planning Commission meeting next week.

Mr. Gish said he did not feel there was with the trying to show access control, the water line and being able to alter that. And for the sewer line he does have questions for the architect on the corridors between some of the overhangs and roofs. He asked if there would be any potential exceptions that could be made for these stretches of easements to be less for these to be approved.

Les Mangus said that so far he has not seen any options from the architect and looking at the plan there is more flexibility with that than the City has.

Mr. Gish asked to understand the contingencies being with the water and sewer lines, access control, trash enclosure and the right-of-way.

Lynn Heath asked if they can make a recommendation to the Planning Commission with the discussed contingencies.

Les Mangus stated that he is very hesitant to do that.

*Ken Boone made a motion to continue this review to the next Subdivision Committee meeting. John Cromwell seconded the motion. Chairman Heath asked if there was any further discussion. There was none. Motion carried 3/0.*

### **Review of the Cloud City Subdivision Amended Preliminary General Planned Unit Development Plan.**

**From Les Mangus' Memo:** The only changes shown to the second parcel are the addition of multiple family uses to the parcel provision on this lot, which was platted with the Marketplace Commercial Second Addition. A revised utility plan or replatting would be necessary if any changes to the lot are required by development.

Jason Gish, MKEC Engineering was present to represent the application.

Les Mangus expressed a concern for access if this were 200 more multi-family units. With 200 on the lot adjacent to the East, 200 on this parcel with its only access being Cloud Avenue.

Mr. Gish said that the traffic would be considerably less than a retail use.

Lynn Heath stated that it would be more concentrated at certain times. Retail is a lot of times spread out over a time in the morning and a time in the evening with little the rest of the time.

Sasha Stiles asked if there was no intent to connect the two if it does go multi-family.

Les Mangus stated that if this had continued as commercial we would have insisted on ingress-egress, lot to lot, to get over to Yorktown. But it appears the way the plat is laid out on the third phase it cuts off that access to Yorktown, the school and the YMCA.

Mr. Gish said that they almost never do limited access. They like cross-lot access between lots.

Les Mangus said building the backage road would connect them all.

Sasha Stiles asked if a traffic study would be needed due to the amount of potential traffic.

*John Cromwell made a motion to continue this review to the next Subdivision Committee meeting contingent upon getting a utility plan, addressing the corridor study issues and provide a traffic study that addresses the possible zoning contingencies that would be requested by the developer. 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.

*Ken Boone made a motion to adjourn the meeting at 6:21p.m. John Cromwell seconded the motion. Motion carried 3/0.*

Respectfully Submitted by

---

Daynna DuFriend  
Administrative Secretary

Approved this 12<sup>th</sup> day of February, 2013 by the Andover City Subdivision Committee, City of Andover.