

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
February 12, 2013
Minutes

The Andover City Subdivision Committee met for a regular meeting on February 12, 2013 at 1609 E. Central Ave. in the Conference Room 1, Andover City Hall. Chairman Lynn Heath called the meeting to order at 5:30 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 City Administrator Jennifer McCausland, Assistant Director of Public Works Steve Anderson and Administrative Secretary Daynna DuFriend. Member Lee Butler was absent.

Review the minutes of the November 13, 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 December 18, 2012 and January 8, 2013 City Council meetings. The minutes were received and filed.

Review the minutes of the November 6, 2012 Site Plan Review Committee meeting. The minutes were received and filed.

Review the minutes of the December 18, 2012 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review of Final Plat for the McCoy Acres.

From Les Mangus' Memo: The developer of the Andover Farm at Cedar Park has decided to abandon the PUD on the west 160 acres of the property and concentrate his efforts on the completion of the original Cedar Park property due to the slowdown in new home construction. This plat creates one +/-7 acre lot for his son to build a new single family home. In the near future the developer intends to bring back a subdivision adjacent to the east that creates 8-10 estate lots that would be on a private cul-de-sac with public water and sewer. The McCoy Acres parcel has access to public water but cannot be served with gravity public sewer at this time. It will have a private sewage disposal system and provisions for connection to the public sewer when available. Staff supports the proposal with a condition in the developer's agreement that causes the property to be connected to the public sewer when it becomes available.

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

Mr. Meyer presented a revised copy of the Final Plat picking up staff comments. Included is a vicinity map, a drainage easement was added at the North end of Reserve A and along 13th Street complete access control adjacent to the reserve was also added.

Mr. Meyer explained that the Reserve A runs down the middle of the existing pond. Discussion as to whether the pond should be all in the plat, all out of the plat or split. The property owners have not made a decision on this.

Les Mangus said that this pond will be part of the drainage plan for future improvements. Everyone would have to agree on improvements, size and water level and this may be difficult depending on who the owner is.

Mr. Meyer stated that they are looking at doing onsite sewer for this property using Butler County standards as connection the City sewer is not possible. A developer's agreement that acknowledges the City's willingness to let them do an onsite sewer system will be submitted to Les. It will also address that if sewer comes across this property at a later date that they will have to connect to City sewer when it is readily available.

John Cromwell asked if their review is based on the contingencies of the title report, the restrictive covenants and the developer's agreement.

Les Mangus said that the title report was just received from Mr. Meyer.

Mr. Meyer said they are working on the restrictive covenants and the developer's agreement.

John Cromwell made a motion to recommend the Andover Planning Commission approve the Final Plat for McCoy Acres as presented contingent upon the agreement on the restrictive covenants care and maintenance of Reserve A and the developer's agreement for the provision of public sewers. Ken Boone seconded the motion. Chairman Heath asked if there was any further discussion. There was none. Motion carried 3/0.

Member items: John Cromwell submitted his resignation from the Planning Commission and the Subdivision Committee effective February 13, 2013. No other member items.

Ken Boone made a motion to adjourn the meeting at 6:00 p.m. John Cromwell seconded the motion. Motion carried 3/0.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 12th day of March, 2013 by the Andover City Subdivision Committee, City of Andover.