

ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS

September 21, 2010

Minutes

The Andover City Planning Commission met for a regular meeting on Tuesday, September 21, 2010 at 909 N. Andover Road in the Andover Civic Center. Chairman Quentin Coon called the meeting to order at 7:00 p.m. Commission members present were Lynn Heath, Jan Cox, Troy Tabor and Ken Boone. Others in attendance were City Council Liaison member Julie Reams, City Administrator Sasha Stiles, Director of Public Works and Community Development Les Mangus, and Administrative Secretary Kandace Hunt. Members absent were John Cromwell, Byron Stout and Assistant City Administrator Jennifer McCausland.

Call to order

Review the minutes of the regular July 20, 2010 Planning Commission meeting.

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Ken Boone made a motion to approve the minutes as presented. Lynn Heath seconded the motion. Motion carried 4/0/1 with Jan Cox abstaining.

Communications:

Communications

Review the minutes of the July 27, 2010 and August 10, 2010 City Council meetings. The minutes were received and filed.

Chairman Coon noted the City Council had approved the adoption of the US 54/400 Design Concept as an element of the Amended Comprehensive Development Plan and asked if this would require a revision to the plan. Les Mangus said no, the US 54/400 Design Concept will be added as a separate element of the plan.

Review the minutes of the August 3, 2010 Site Plan Review Committee meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Lynn Heath asked if building permits had increased. Les Mangus said they have been fairly steady, slightly above last year, but about half of what we had in 2008.

VA-2010-01-A public hearing on a petition for a vacation of the east 10 feet of the 25 foot front yard utility easement of Lot 7, Block 3, Final Planned Unit Development Plan – Fourth Phase Crescent Lakes Addition.

VA-2010-01

From Les Mangus' Memo: The owner of the subject property had a water well drilled in the front yard, which is within the utility easement. As with many in the past the remedy is to vacate that portion of the utility easement not dedicated to utility facilities already in place. At this point I have not received responses from all of the utility providers, but all appearances are that the granting of the vacation would not be a conflict.

Chairman Coon asked for staff comments. Les Mangus explained this case is similar to ones in the past where a water well has been placed in the front yard

of the property within an easement. The request tonight is to vacate a portion of the easement to allow the water well to stay. Notices have been sent to all utilities and no conflicts have been noted.

Chairman Coon opened the public hearing at 7:07 p.m.

Daniel Anderson, homeowner, was present to represent the application. Mr. Anderson noted the area the well is located on a site plan.

Lynn Heath asked where the utilities were located. Les Mangus said typically water and gas are in the street right-of-way in front of the house and electric and cable are in the rear easement behind the house. The largest user of the front yard easement is the sewer. Because it cannot curve around corners, the entire front yard is platted as an easement. This well is not located close enough to the sewer lines to cause any problems.

Chairman Coon closed the public hearing at 7:11 p.m.

Lynn Heath made a motion to recommend the City Council approve case VA-2010-01 as presented. Troy Tabor seconded the motion. Chairman Coon asked if there was any further discussion. There was none. Motion carried 5/0.

Member Items: There were no member items.

Member Items

Lynn Heath made a motion to adjourn the meeting at 7:15 p.m. Jan Cox seconded the motion. Motion carried 5/0.

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 19th day of October 2010 by the Andover City Planning Commission/ Board of Zoning Appeals, City of Andover.