

**ANDOVER CITY PLANNING COMMISSION /
BOARD OF ZONING APPEALS
Tuesday, February 19, 2013
Minutes**

1. Call to order.

Lynn Heath called the meeting to order at 7:00 p.m.

2. Roll call.

Planning Commission members present were Lynn Heath, Ken Boone, William Schnauber, Aaron Masterson and Lee Butler. Others in attendance were Director of Public Works and Community Development Les Mangus, Assistant Director of Public Works Steve Anderson, City Administrator Sasha Stiles, City Council Liaison Kris Estes and Administrative Secretary Dayna DuFriend. Chairman Quentin Coon was not in attendance.

3. Approval of the minutes of the January 15, 2013 meeting.

A motion was made by Ken Boone, seconded by William Schnauber to approve minutes of the January 15, 2013 meeting. Motion carried 4/0/1. Aaron Masterson abstained from the vote.

4. Communications:

- A. City Council minutes.
- B. Committee and Staff Report.
- C. Potential Residential Development Report.

5. Review and approve the abandoning of Parcel 3 of the Andover Farm at Cedar Park Subdivision Preliminary Planned Unit Development Plan.

Les Mangus explained that due to the drop in the real estate market and home sales the property owner has decided to pursue a different path for the 160 acre area. The procedure is to abandon the PUD and it will return to its agricultural zoning.

Lynn Heath asked if there were any further questions. There were none.

A motion was made by Ken Boone, seconded by William Schnauber to recommend approval as presented of the abandoning of Parcel 3 of the Andover Farm at Cedar Park Subdivision Preliminary Planned Unit Development Plan to the City Council. Motion carried 5/0.

6. Review and approve the Final Plat for the McCoy Acres.

Les Mangus explained that this 7 acre area is adjacent to the eastside of the pond along 13th Street at the McCoy Farm. The owner intends to build one single-family residence on this 7 acre parcel. Because gravity sewer service is not available in this area yet the owner is asking to install a private septic system.

Staff is comfortable with this request as the owner has submitted a developer's agreement stipulating that the property will connect to public sewer when it is within 200ft. of the property.

Phil Meyer, Baughman Company was in attendance.

A motion was made by Ken Boone, seconded by William Schnauber to approve the final plat of McCoy Acres as presented. Motion carried 5/0.

7. Review and approve the Final Plat of the Cornerstone Office Addition.

Les Mangus explained that the developer of the Cornerstone Office Addition has scaled back the area to be platted from the parcel that was approved by the Subdivision Committee in 2012. Staff has been working on getting the public infrastructure reviewed. The basic work is complete for approval. Upon Planning Commission approval, the Plat will be considered at the March 12, 2013 meeting.

Lynn Heath asked what is already built there.

Les Mangus stated that Keystone Parkway is built from 21st Street up to 159th Street at the elementary school. The lakes are built in reserves A, B and C as shown on the plat.

Jason Gish, MKEC was present to present the application.

Mr. Gish said they will have addressed staff's concerns and the requested revisions will be submitted prior to the March 12, 2013 Council Meeting.

A motion was made by William Schnauber, seconded by Ken Boone to approve the final plat of Cornerstone Office Addition as presented contingent satisfaction of staff comments. Motion carried 5/0.

8. Member items.

Lynn Heath announced that John Cromwell submitted his resignation from the Planning Commission last week.

No further member items.

*A motion was made by Ken Boone, seconded by William Schnauber to adjourn at 7:15 p.m.
Motion carried 5/0.*

Respectfully Submitted by

Dayna DuFriend
Administrative Secretary

Approved this 19th of March, 2013 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover