

**ANDOVER CITY PLANNING COMMISSION/
BOARD OF ZONING APPEALS
Tuesday, April 17, 2012
Minutes**

1. [Call to order.](#)

2. [Roll call.](#)

Planning Commission Members present were Chairman Quentin Coon, Lynn Heath, Ken Boone, Lee Butler and Aaron Masterson. Others in attendance were City Council Liaison Troy Tabor, Director of Public Works and Community Development Les Mangus, City Administrator Sasha Stiles, Assistant City Administrator Jennifer McCausland and Administrative Secretary Dayna DuFriend.

3. [Approval of the minutes of the February 21, 2012 meeting.](#)

A motion was made by Lynn Heath, seconded by Ken Boone to approve minutes of the February 21, 2012 meeting. Lee Butler abstained. Motion carried 4/0/1.

4. [Communications:](#)

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

5. [Review the sketch plat for Willowbrook 3rd Addition. STAFF: 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.](#)

John Greenstreet, 12021 E. 13th, PDS Development was present to represent the sketch plat. Mr. Greenstreet explained Harvey Ellis owned this land and his plan was to develop this property someday. There will be at least 268 apartments, to be townhouse style with garages. Will be constructed in at least 2 different phases.

Ken Boone asked what the time frame of these phases would be and what did 'HC' stand for.

Mr. Greenstreet said the 1st phase would be this year with the 2nd phase to begin next year. HC is for handicapped accessibility. This is per lenders requirements.

Lee Butler asked what action was needed by committee tonight.

Les Mangus said nothing would be needed, this meeting is for feedback only.

Lynn Heath asked if any fencing would be installed.

Ken Boone stated that the neighbors would prefer a concrete fence.

Quentin Coon suggested that attention be focused on playground areas and other park space.

Lynn Heath recommended that the parking be checked, possibly increased; and work on improving the entrances into development.

6. [Review Preliminary Plat for The Course at Green Valley Greens 11th Addition. STAFF: 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, P.A. submitted a request to defer the hearing of the Preliminary Plat for The Course at Green Valley Greens 11th Addition. When they get a better handle on some of the outstanding issues, they will reschedule.

A motion was made by Lynn Heath, seconded by Lee Butler, to defer this hearing to a further meeting at their choice. Motion carried 5/0.

7. Discussion of potential amendments to the Comprehensive Development Plan. STAFF: The current Comprehensive Development Plan 2003-2013 is due to be updated, particularly given the adoption of the US-54/400 Corridor Study. Staff recommends that a subcommittee be formed to begin discussion of the plan update.

Les Mangus explained that the time was right to start work on a new comp plan due to the information coming from the Envisioning group and the US 54/400 corridor study.

Sasha Stiles reiterated this as well.

Quentin Coon asked what the time frame would be.

Les Mangus stated that typically it takes one year.

Quentin Coon asked how big of subcommittee would be needed.

Les Mangus said usually 20-25 people.

Persons volunteering from the Planning Commission will be Lynn Heath as part of the Envisioning Group, Ken Boone, Quentin Coon as Chairman and Aaron Masterson.

8. Member items.

Lynn Heath asked about the Informational Open House for US 54/400 Corridor Study, and how much storm damage the city received.

Ken Boone asked about the City picking up tree limbs from the storm damage and about the notification that will be sent for the Willowbrook 3rd Addition plat when it is filed.

A motion was made by Lynn Heath, seconded by Ken Boone to adjourn. Motion carried 5/0.

Respectfully Submitted by

Dayna DuFriend
Administrative Secretary

Approved this 15th of May, 2012 by the Andover City Planning Commission/Board of Zoning Appeals, City of Andover.